



March 14, 2012

Mr. Brandon D. Dunn, Senior Planner
Lee County Division of Community Development
1500 Monroe Street
Fort Myers, FL 33902



Re: CPA2011-00018
Corkscrew Woods Comprehensive Plan Amendment

Dear Mr. Dunn,

The purpose of this letter is to respond to the sufficiency comments from your March 01, 2012 correspondence regarding the above referenced Comprehensive Plan Application Submittal.

Comment:

IV A.3. General Information and Maps, Proposed Future Land Use Map

Please revise the proposed FLUM to show the 3 wetland areas that are proposed to be impacted in the Wetlands Future Land Use category or provide a copy of an approved permit to impact these wetlands from the SFWMD. Note these do not need to be placed in the Conservation Land Use category but instead simply placed in the Wetlands Land Use category per Objective 1.5 of the Lee Plan. This will not limit their ability to be impacted in the future. Once a SFWMD permit is received the FLUM can be amended administratively per Lee Plan Chapter 13.

Response:

The wetlands proposed to be impacted are not currently shown on the Future Land Use Maps in the Wetland category. A copy of the Environmental Resource Permit 36-03254-P issued by the South Florida Water Management is attached for reference.

Comment:

IV F.4. Additional Requirements for Specific Future Land Use Amendments, Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

The sufficiency response dated January 23, 2012 acknowledges this previous comment and states that a response would be provided under a separate cover.

The previous comment stated: "Please provide data and analysis consistent with the requirements of Lee Plan Policy 2.4.3 Paragraphs 1 through 4. The Board of County Commissioners cannot approve removal of lands from the DR/GR without this information."

This is a reminder to submit the response to this comment.

Response:

Please see the e-mail from Brandon D. Dunn attached confirming Lee Werst of Natural Resources has reviewed the previous submittal and found it to be sufficient.

Comment:

Miscellaneous Comments

Please address the following comments:

1. *Please note: An amendment to the FLUM may also require a text amendment to outline the requirement for restoration within the areas proposed for the Conservation Lands Future Land Use category.*

Response: The applicant notes this comment.

2. *Please clarify: It appears that according to the memorandum of agreement for the tract H site that the applicant may not be permitted to change the land use from DRGR and Wetlands to Conservation lands? If this is the case the application should be revised to indicate these areas in tract H are to remain in their current land use and indicate the acreages of each proposed land use category. Also please make any other updates to the application materials necessary to accommodate this change, such as an updated proposed Future Land Use Map.*

Response:

Please see the updated acreage allocations and density calculations for the Future Land Use Categories.

| <i>Future Land Use</i> | <i>Acreage</i> | <i>Maximum Density</i> | <i>Total Units</i> |
|-------------------------------|-----------------------|-----------------------------------|---------------------------|
| <i>Sub-Outlying Suburban</i> | <i>+/- 513.06</i> | <i>2du/ac</i> | <i>1021.60</i> |
| <i>Wetland Conservation</i> | <i>+/- 41.03</i> | <i>1du/20ac</i> | <i>2.05</i> |
| <i>Upland Conservation</i> | <i>+/- 57.19</i> | | |
| <i>DR/GR (Tract H)</i> | <i>+/- 110.84</i> | | |
| <i>TOTAL ACREAGE</i> | <i>+/- 722.12</i> | <i>Total Maximum Units</i> | <i>1023.65</i> |

A revised copy of the Future Land Use Map and application is attached for review.

If you have any additional questions or concerns, please do not hesitate to contact me.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.



Tina M. Ekblad MPA, AICP, LEED® AP BD+C
Project Manager

TME/smh



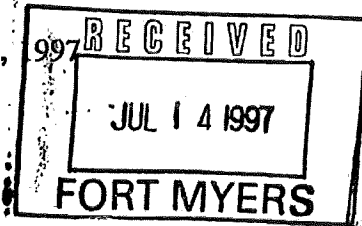
Form #0145

Rev 08/95

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

ENVIRONMENTAL RESOURCE PERMIT NO. 36-03254-P

DATE ISSUED: JULY 10,



PERMITTEE: BILL HUGHES TRUSTEE
(CORKSCREW WOODS)
1470 ROYAL PALM SQUARE BOULEVARD,
FORT MYERS, FL 33919

PROJECT DESCRIPTION: AN ENVIRONMENTAL RESOURCE PERMIT TO AUTHORIZE CONSTRUCTION AND OPERATION OF A SURFACE WATER MANAGEMENT SYSTEM TO SERVE A 571.33 ACRE SITE CONSISTING OF A 438.88 ACRE RESIDENTIAL DEVELOPMENT AND 77.57 PRESERVED ACRES NOT SERVED BY THE SWM SYSTEM DISCHARGING TO ON-SITE WETLANDS THAT CONNECT TO CREW LANDS.

PROJECT LOCATION: LEE COUNTY, SECTION: 21.28 TWP: 46S RGE: 26E

This Permit is issued pursuant to Application No. 960516-6, dated May 16, 1996. Permittee agrees to hold and save the South Florida Water Management District and its successors harmless from any and all damages, claims or liabilities which may arise by reason of the construction, operation, maintenance or use of activities authorized by this Permit. This Permit is issued under the provisions of Chapter 373, Part IV Florida Statutes (F.S.), and the Operating Agreement Concerning Regulation Under Part IV, Chapter 373 F.S. between South Florida Water Management District and the Department of Environmental Protection. Issuance of this Permit constitutes certification of compliance with state water quality standards where necessary pursuant to Section 401, Public Law 92-500, 33 USC Section 1341, unless this Permit is issued pursuant to the net improvement provisions of Subsections 373.414(1)(b), F.S., or as otherwise stated herein.

This Permit may be transferred pursuant to the appropriate provisions of Chapter 373, F.S., and Sections 40E-1.6107(1) and (2), and 40E-4.351(1), (2), and (4), Florida Administrative Code (F.A.C.).

This Permit may be revoked, suspended, or modified at any time pursuant to the appropriate provisions of Chapter 373, F.S., and Sections 40E-4.351(1), (2), and (4), F.A.C.

This Permit shall be subject to the General Conditions set forth in Rule 40E-4.381, F.A.C., unless waived or modified by Governing Board. The Application, and the Surface Water Management Staff Review Summary of the Application, including all conditions, and all plans and specifications incorporated by reference, are a part of this Permit. All activities authorized by this Permit shall be implemented as set forth in the plans, specifications, and performance criteria as set forth and incorporated in the Surface Water Management Staff Review Summary. Within 30 days after completion of construction of the permitted activity, the Permittee shall submit a written statement of completion and certification by a registered professional engineer or other appropriate individual, pursuant to the appropriate provisions of Chapter 373, F.S., and Sections 40E-4.361 and 40E-4.381, F.A.C.

In the event the property is sold or otherwise conveyed, the Permittee will remain liable for compliance with this Permit until transfer is approved by the District pursuant to Rule 40E-1.6107, F.A.C.

SPECIAL AND GENERAL CONDITIONS ARE AS FOLLOWS:

SEE PAGES 2-4 OF 7 - 23 SPECIAL CONDITIONS.
SEE PAGES 5-7 OF 7 - 19 GENERAL CONDITIONS.

FILED WITH THE CLERK OF THE SOUTH
FLORIDA WATER MANAGEMENT DISTRICT

ON Original signed by:
Vern Kaiser
BY DEPUTY CLERK

SOUTH FLORIDA WATER MANAGEMENT
DISTRICT BY ITS, GOVERNING BOARD

Original signed by
TONY BURNS
By ASSISTANT SECRETARY

SPECIAL CONDITIONS

1. MINIMUM BUILDING FLOOR ELEVATION: 21 FEET NGVD.
2. MINIMUM ROAD CROWN ELEVATION: 20.25 FEET NGVD.
3. DISCHARGE FACILITIES:

1-3' WIDE BROAD CRESTED WEIR WITH CREST AT ELEV. 18.63' NGVD.
1-3' W X 1.13' H V-NOTCH WITH INVERT AT ELEV. 17.5' NGVD.

RECEIVING BODY : ONSITE WETLANDS

CONTROL ELEV : 17.5 FEET NGVD. /17.5 FEET NGVD DRY SEASON.

4. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.
5. MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
6. THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.
7. LAKE SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (HORIZONTAL:VERTICAL) TO A DEPTH OF TWO FEET BELOW THE CONTROL ELEVATION. SIDE SLOPES SHALL BE NURTURED OR PLANTED FROM 2 FEET BELOW TO 1 FOOT ABOVE CONTROL ELEVATION TO INSURE VEGETATIVE GROWTH.
8. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.
9. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF CORKSCREW WOODS HOMEOWNERS ASSOCIATION. THE PERMITTEE SHALL SUBMIT A COPY OF THE RECORDED DEED RESTRICTIONS (OR DECLARATION OF CONDOMINIUM, IF APPLICABLE), A COPY OF THE FILED ARTICLES OF INCORPORATION, AND A COPY OF THE CERTIFICATE OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION CONCURRENT WITH THE ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLETION.
10. PRIOR TO SEPTEMBER 08, 1997, THE PERMITTEE SHALL PROVIDE THE DISTRICT WITH SATISFACTORY EVIDENCE OF A DISCLOSURE STATEMENT WHICH INFORMS PROSPECTIVE PURCHASERS THAT THE WATER LEVELS IN THE PROJECT'S LAKE MAY DECLINE SIGNIFICANTLY AT CERTAIN TIMES AS A RESULT OF THE WELLFIELD PUMPAGE.
11. SILT SCREENS, HAY BALES OR OTHER SUCH SEDIMENT CONTROL MEASURES SHALL BE UTILIZED DURING CONSTRUCTION. THE SELECTED SEDIMENT CONTROL MEASURES SHALL BE INSTALLED LANDWARD OF THE UPLAND BUFFER ZONES AROUND ALL PROTECTED WETLANDS. ALL AREAS SHALL BE STABILIZED AND VEGETATED IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION INTO THE WETLANDS AND UPLAND BUFFER ZONES.
12. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE PERIMETER OF THE PROTECTED WETLANDS AND BUFFER ZONES SHALL BE STAKED AND ROPED TO PREVENT ENCROACHMENT INTO THE WETLANDS. THE PERMITTEE SHALL NOTIFY THE SFWMD'S ENVIRONMENTAL COMPLIANCE STAFF IN WRITING UPON COMPLETION OF ROPING AND STAKING AND SCHEDULE AN INSPECTION OF THIS WORK. THE ROPING AND STAKING SHALL BE SUBJECT TO SFWMD STAFF APPROVAL. THE PERMITTEE SHALL MODIFY THE STAKING AND ROPING IF SFWMD STAFF DETERMINES IT IS INSUFFICIENT OR IS NOT IN CONFORMANCE

WITH THE INTENT OF THIS PERMIT. STAKING AND ROPING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT CONSTRUCTION ACTIVITIES ARE COMPLETE.

13. THE SFWMD RESERVES THE RIGHT TO REQUIRE REMEDIAL MEASURES TO BE TAKEN BY THE PERMITTEE IF WETLAND AND/OR UPLAND MONITORING OR OTHER INFORMATION DEMONSTRATES THAT ADVERSE IMPACTS TO PROTECTED, CONSERVED, INCORPORATED OR MITIGATED WETLANDS OR UPLANDS HAVE OCCURRED DUE TO PROJECT RELATED ACTIVITIES.
14. ANY FUTURE CHANGES IN LAND USE OR TREATMENT OF WETLANDS AND/OR UPLAND BUFFER/COMPENSATION AREAS MAY REQUIRE A SURFACE WATER MANAGEMENT PERMIT MODIFICATION AND ADDITIONAL ENVIRONMENTAL REVIEW BY DISTRICT STAFF. PRIOR TO THE PERMITTEE INSTITUTING ANY FUTURE CHANGES NOT AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE SFWMD OF SUCH INTENTIONS FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.
15. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE MITIGATION WORK, INCLUDING THE MONITORING AND MAINTENANCE OF THE MITIGATION AREAS FOR THE DURATION OF THE PLAN. THE MITIGATION AREA(S) SHALL NOT BE TURNED OVER TO THE OPERATION ENTITY UNTIL THE MITIGATION WORK IS ACCOMPLISHED AS PERMITTED AND SFWMD STAFF HAS CONCURRED.
16. A WETLAND MONITORING PROGRAM SHALL BE IMPLEMENTED WITHIN THE PROTECTED WETLANDS AND DETENTION AREAS. MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH EXHIBIT(S) 32A - 32D AND SHALL INCLUDE ANNUAL REPORTS SUBMITTED TO THE SFWMD FOR REVIEW. MONITORING SHALL CONTINUE FOR A PERIOD OF 5 YEARS.
17. THE WETLAND CONSERVATION AREAS AND UPLAND BUFFER ZONES AND/OR UPLAND PRESERVATION AREAS SHOWN ON EXHIBIT(S) 35 MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
18. A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 32A - 32D FOR THE PRESERVED/RESTORED WETLAND AREAS, UPLAND PRESERVATION AREAS AND UPLAND BUFFER ZONES ON A REGULAR BASIS TO ENSURE THE INTEGRITY AND VIABILITY OF THE CONSERVATION AREA(S) AS PERMITTED. MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY TO ENSURE THAT THE CONSERVATION AREAS ARE MAINTAINED FREE FROM EXOTIC VEGETATION (BRAZILIAN PEPPER, MELALEUCA, AND AUSTRALIAN PINE) AND THAT OTHER NUISANCE SPECIES SHALL CONSTITUTE NO MORE THAN 10% OF TOTAL COVER.
19. A PROPOSAL TO CONSTRUCT FACILITIES NOT SHOWN ON THE PLANS IN THE PASSIVE OPEN SPACE AREAS SHALL BE ACCOMPANIED BY AN APPLICATION FOR PERMIT MODIFICATION. THE APPLICATION SHALL INCLUDE A SURFACE WATER SYSTEM TO SERVE THE PASSIVE OPEN SPACE AREAS WHICH MEETS THE DISTRICT CRITERIA FOR WATER QUALITY TREATMENT PRIOR TO DISCHARGING TO THE ADJACENT WETLANDS.
20. THE DELINEATION OF THE EXTENT OF WETLANDS AND/OR OTHER SURFACE WATERS, AS SHOWN ON THE PLANS INCORPORATED INTO THIS PERMIT, SHALL BE CONSIDERED BINDING.
21. NO LATER THAN JUNE 1, 1998, THE PERMITTEE SHALL RECORD A CONSERVATION EASEMENT(S) OVER THE REAL PROPERTY DESIGNATED AS A CONSERVATION/PRESERVATION

AREA(S) ON THE ATTACHED EXHIBIT 35. THE EASEMENT SHALL BE GRANTED FREE OF ENCUMBRANCES OR INTERESTS WHICH THE DISTRICT DETERMINES ARE CONTRARY TO THE INTENT OF THE EASEMENT. THE CONSERVATION EASMENT SHALL BE GRANTED TO THE DISTRICT USING THE APPROVED FORM ATTACHED HERETO AS EXHIBIT 34A - 34D. ANY PROPOSED MODIFICATIONS TO THE APPROVED FORM MUST RECEIVE PRIOR WRITTEN CONSENT FROM THE DISTRICT. UPON RECORDATION, THE PERMITTEE SHALL FORWARD THE ORIGINAL RECORDED EASEMENT TO THE NATURAL RESOURCE MANAGEMENT POST PERMIT COMPLIANCE STAFF IN THE DISTRICT SERVICE CENTER WHERE THE APPLICATION WAS SUBMITTED.

22. THE WETLAND MITIGATION PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 32A - 32D. THE PERMITTEE SHALL PRESERVE 47.86 ACRES OF WETLANDS, ENHANCE 1.69 ACRES OF WETLANDS AND PRESERVE 10.40 ACRES OF UPLAND COMPENSATION.
23. PERMANENT PHYSICAL MARKERS DESIGNATING THE PRESERVE STATUS OF THE WETLAND AND A SPLIT RAIL FENCE SHALL BE PLACED AT THE INTERSECTION OF THE BUFFER AND EACH LOT LINE. THE FENCE AND MARKERS SHALL BE THE RESPONSIBILITY OF THE CORKSCREW WOODS HOMEOWNERS ASSOCIATION TO MAINTAIN IN PERPETUITY.

GENERAL CONDITIONS

1. ALL ACTIVITIES AUTHORIZED BY THIS PERMIT SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS AND PERFORMANCE CRITERIA AS APPROVED BY THIS PERMIT. ANY DEVIATION FROM THE PERMITTED ACTIVITY AND THE CONDITIONS FOR UNDERTAKING THAT ACTIVITY SHALL CONSTITUTE A VIOLATION OF THIS PERMIT AND PART IV, CHAPTER 373, F.S.
2. THIS PERMIT OR A COPY THEREOF, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND MODIFICATIONS SHALL BE KEPT AT THE WORK SITE OF THE PERMITTED ACTIVITY. THE COMPLETE PERMIT SHALL BE AVAILABLE FOR REVIEW AT THE WORK SITE UPON REQUEST BY THE DISTRICT STAFF. THE PERMITTEE SHALL REQUIRE THE CONTRACTOR TO REVIEW THE COMPLETE PERMIT PRIOR TO COMMENCEMENT OF THE ACTIVITY AUTHORIZED BY THIS PERMIT.
3. ACTIVITIES APPROVED BY THIS PERMIT SHALL BE CONDUCTED IN A MANNER WHICH DOES NOT CAUSE VIOLATIONS OF STATE WATER QUALITY STANDARDS. THE PERMITTEE SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND POLLUTION CONTROL TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS. TEMPORARY EROSION CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY. TURBIDITY BARRIERS SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATERBODY EXISTS DUE TO THE PERMITTED WORK. TURBIDITY BARRIERS SHALL REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. ALL PRACTICES SHALL BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS DESCRIBED IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL; A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEPARTMENT OF ENVIRONMENTAL REGULATION, 1988), INCORPORATED BY REFERENCE IN RULE 40E-4.091, F.A.C. UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED AS PART OF THE PERMIT. THEREAFTER THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE PERMITTEE SHALL CORRECT ANY EROSION OR SHOALING THAT CAUSES ADVERSE IMPACTS TO THE WATER RESOURCES.
4. THE PERMITTEE SHALL NOTIFY THE DISTRICT OF THE ANTICIPATED CONSTRUCTION START DATE WITHIN 30 DAYS OF THE DATE THAT THIS PERMIT IS ISSUED. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ACTIVITY AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL SUBMIT TO THE DISTRICT AN ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMMENCEMENT NOTICE FORM NO. 0960 INDICATING THE ACTUAL START DATE AND THE EXPECTED COMPLETION DATE.
5. WHEN THE DURATION OF CONSTRUCTION WILL EXCEED ONE YEAR, THE PERMITTEE SHALL SUBMIT CONSTRUCTION STATUS REPORTS TO THE DISTRICT ON AN ANNUAL BASIS UTILIZING AN ANNUAL STATUS REPORT FORM. STATUS REPORT FORMS SHALL BE SUBMITTED THE FOLLOWING JUNE OF EACH YEAR.
6. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE PERMITTED ACTIVITY, THE PERMITTEE SHALL SUBMIT A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OR OTHER APPROPRIATE INDIVIDUAL AS AUTHORIZED BY LAW, UTILIZING THE SUPPLIED ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION FORM NO.0881. THE STATEMENT OF COMPLETION AND CERTIFICATION SHALL BE BASED ON ONSITE OBSERVATION OF CONSTRUCTION OR REVIEW OF ASBUILT DRAWINGS FOR THE PURPOSE OF DETERMINING IF THE WORK WAS COMPLETED IN COMPLIANCE WITH PERMITTED PLANS AND SPECIFICATIONS. THIS SUBMITTAL SHALL SERVE TO NOTIFY THE DISTRICT THAT THE SYSTEM IS READY FOR INSPECTION. ADDITIONALLY, IF DEVIATION FROM THE APPROVED DRAWINGS ARE DISCOVERED DURING THE CERTIFICATION

PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED. BOTH THE ORIGINAL AND REVISED SPECIFICATIONS MUST BE CLEARLY SHOWN. THE PLANS MUST BE CLEARLY LABELED AS "ASBUILT" OR "RECORD" DRAWING. ALL SURVEYED DIMENSIONS AND ELEVATIONS SHALL BE CERTIFIED BY A REGISTERED SURVEYOR.

7. THE OPERATION PHASE OF THIS PERMIT SHALL NOT BECOME EFFECTIVE: UNTIL THE PERMITTEE HAS COMPLIED WITH THE REQUIREMENTS OF CONDITION (6) ABOVE, HAS SUBMITTED A REQUEST FOR CONVERSION OF ENVIRONMENTAL RESOURCE PERMIT FROM CONSTRUCTION PHASE TO OPERATION PHASE, FORM NO.0920; THE DISTRICT DETERMINES THE SYSTEM TO BE IN COMPLIANCE WITH THE PERMITTED PLANS AND SPECIFICATIONS; AND THE ENTITY APPROVED BY THE DISTRICT IN ACCORDANCE WITH SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT - AUGUST 1995, ACCEPTS RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE SYSTEM. THE PERMIT SHALL NOT BE TRANSFERRED TO SUCH APPROVED OPERATION AND MAINTENANCE ENTITY UNTIL THE OPERATION PHASE OF THE PERMIT BECOMES EFFECTIVE. FOLLOWING INSPECTION AND APPROVAL OF THE PERMITTED SYSTEM BY THE DISTRICT, THE PERMITTEE SHALL INITIATE TRANSFER OF THE PERMIT TO THE APPROVED RESPONSIBLE OPERATING ENTITY IF DIFFERENT FROM THE PERMITTEE. UNTIL THE PERMIT IS TRANSFERRED PURSUANT TO SECTION 40E-1.6107, F.A.C., THE PERMITTEE SHALL BE LIABLE FOR COMPLIANCE WITH THE TERMS OF THE PERMIT.
8. EACH PHASE OR INDEPENDENT PORTION OF THE PERMITTED SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO THE INITIATION OF THE PERMITTED USE OF SITE INFRASTRUCTURE LOCATED WITHIN THE AREA SERVED BY THAT PORTION OR PHASE OF THE SYSTEM. EACH PHASE OR INDEPENDENT PORTION OF THE SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO TRANSFER OF RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE PHASE OR PORTION OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
9. FOR THOSE SYSTEMS THAT WILL BE OPERATED OR MAINTAINED BY AN ENTITY THAT WILL REQUIRE AN EASEMENT OR DEED RESTRICTION IN ORDER TO ENABLE THAT ENTITY TO OPERATE OR MAINTAIN THE SYSTEM IN CONFORMANCE WITH THIS PERMIT, SUCH EASEMENT OR DEED RESTRICTION MUST BE RECORDED IN THE PUBLIC RECORDS AND SUBMITTED TO THE DISTRICT ALONG WITH ANY OTHER FINAL OPERATION AND MAINTENANCE DOCUMENTS REQUIRED BY SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT - AUGUST 1995, PRIOR TO LOT OR UNIT SALES OR PRIOR TO THE COMPLETION OF THE SYSTEM, WHICHEVER OCCURS FIRST. OTHER DOCUMENTS CONCERNING THE ESTABLISHMENT AND AUTHORITY OF THE OPERATING ENTITY MUST BE FILED WITH THE SECRETARY OF STATE WHERE APPROPRIATE. FOR THOSE SYSTEMS WHICH ARE PROPOSED TO BE MAINTAINED BY THE COUNTY OR MUNICIPAL ENTITIES, FINAL OPERATION AND MAINTENANCE DOCUMENTS MUST BE RECEIVED BY THE DISTRICT WHEN MAINTENANCE AND OPERATION OF THE SYSTEM IS ACCEPTED BY THE LOCAL GOVERNMENT ENTITY. FAILURE TO SUBMIT THE APPROPRIATE FINAL DOCUMENTS WILL RESULT IN THE PERMITTEE REMAINING LIABLE FOR CARRYING OUT MAINTENANCE AND OPERATION OF THE PERMITTED SYSTEM AND ANY OTHER PERMIT CONDITIONS.
10. SHOULD ANY OTHER REGULATORY AGENCY REQUIRE CHANGES TO THE PERMITTED SYSTEM, THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING OF THE CHANGES PRIOR TO IMPLEMENTATION SO THAT A DETERMINATION CAN BE MADE WHETHER A PERMIT MODIFICATION IS REQUIRED.
11. THIS PERMIT DOES NOT ELIMINATE THE NECESSITY TO OBTAIN ANY REQUIRED FEDERAL, STATE, LOCAL AND SPECIAL DISTRICT AUTHORIZATIONS PRIOR TO THE START OF ANY ACTIVITY APPROVED BY THIS PERMIT. THIS PERMIT DOES NOT CONVEY TO THE PERMITTEE OR CREATE IN THE PERMITTEE ANY PROPERTY RIGHT, OR ANY INTEREST IN REAL PROPERTY, NOR DOES IT AUTHORIZE ANY ENTRANCE UPON OR ACTIVITIES ON

PROPERTY WHICH IS NOT OWNED OR CONTROLLED BY THE PERMITTEE, OR CONVEY ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4 OR CHAPTER 40E-40, F.A.C.

12. THE PERMITTEE IS HEREBY ADVISED THAT SECTION 253.77, F.S. STATES THAT A PERSON MAY NOT COMMENCE ANY EXCAVATION, CONSTRUCTION, OR OTHER ACTIVITY INVOLVING THE USE OF SOVEREIGN OR OTHER LANDS OF THE STATE, THE TITLE TO WHICH IS VESTED IN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND WITHOUT OBTAINING THE REQUIRED LEASE, LICENSE, EASEMENT, OR OTHER FORM OF CONSENT AUTHORIZING THE PROPOSED USE. THEREFORE, THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AUTHORIZATIONS FROM THE BOARD OF TRUSTEES PRIOR TO COMMENCING ACTIVITY ON SOVEREIGNTY LANDS OR OTHER STATE-OWNED LANDS.
13. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C., ALSO KNOWN AS THE "NO NOTICE" RULE.
14. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, ALTERATION, OPERATION, MAINTENANCE, REMOVAL, ABANDONMENT OR USE OF ANY SYSTEM AUTHORIZED BY THE PERMIT.
15. ANY DELINEATION OF THE EXTENT OF A WETLAND OR OTHER SURFACE WATER SUBMITTED AS PART OF THE PERMIT APPLICATION, INCLUDING PLANS OR OTHER SUPPORTING DOCUMENTATION, SHALL NOT BE CONSIDERED BINDING UNLESS A SPECIFIC CONDITION OF THIS PERMIT OR A FORMAL DETERMINATION UNDER SECTION 373.421(2), F.S., PROVIDES OTHERWISE.
16. THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING WITHIN 30 DAYS OF ANY SALE, CONVEYANCE, OR OTHER TRANSFER OF OWNERSHIP OR CONTROL OF A PERMITTED SYSTEM OR THE REAL PROPERTY ON WHICH THE PERMITTED SYSTEM IS LOCATED. ALL TRANSFERS OF OWNERSHIP OR TRANSFERS OF A PERMIT ARE SUBJECT TO THE REQUIREMENTS OF RULES 40E-1.6105 AND 40E-1.6107, F.A.C. THE PERMITTEE TRANSFERRING THE PERMIT SHALL REMAIN LIABLE FOR CORRECTIVE ACTIONS THAT MAY BE REQUIRED AS A RESULT OF ANY VIOLATIONS PRIOR TO THE SALE, CONVEYANCE OR OTHER TRANSFER OF THE SYSTEM.
17. UPON REASONABLE NOTICE TO THE PERMITTEE, DISTRICT AUTHORIZED STAFF WITH PROPER IDENTIFICATION SHALL HAVE PERMISSION TO ENTER, INSPECT, SAMPLE AND TEST THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
18. IF HISTORICAL OR ARCHAEOLOGICAL ARTIFACTS ARE DISCOVERED AT ANY TIME ON THE PROJECT SITE, THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE APPROPRIATE DISTRICT SERVICE CENTER.
19. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE DISTRICT IN WRITING OF ANY PREVIOUSLY SUBMITTED INFORMATION THAT IS LATER DISCOVERED TO BE INACCURATE.

LAST DATE FOR GOVERNING BOARD ACTION:
JULY 10, 1997

DRAFT
Subject to Governing
Board Approval

ENVIRONMENTAL RESOURCE PERMIT STAFF REVIEW SUMMARY

I. ADMINISTRATIVE

APPLICATION NUMBER: 960516-6

PROJECT NAME: CORKSCREW WOODS

LOCATION: LEE COUNTY, S21,28/T46S/R26E

APPLICANT'S NAME: YOUNGQUIST BROTHERS

**OWNERS NAME AND ADDRESS: BILL HUGHES TRUSTEE
1470 ROYAL PALM SQUARE BOULEVARD
FORT MYERS, FL 33919**

ENGINEER: MORRIS DEPEW & ASSOCIATES P E

II. PROJECT DESCRIPTION

PROJECT AREA: 571.33 acres DRAINAGE AREA: 438.88 acres

DISTRICT DRAINAGE BASIN: ESTERO RIVER

RECEIVING BODY: ONSITE WETLANDS.

CLASSIFICATION: CLASS III

PURPOSE:

This application is a request for an Environmental Resource Permit to authorize Construction and Operation of a surface water management system to serve a 571.33 acre site consisting of 438.88 acres of residential development discharging to on-site wetlands that connect to public owned lands and 77.57 preserved acres not served by the SWM system.

BACKGROUND:

This proposal was originally part of a larger project (745.03 acres total) which proposed a residential development with a large lake (200+ acres) in the center of the property to serve as a surface water management lake.

The site (745.03 acres) obtained a Lee County Development Order and approved Zoning for a borrow pit and residential subdivision which will expire on January 9, 1998. The zoning density is presently 1 unit per acre. A new density of 1 unit per 10 acres will apply unless the applicant complies with the following two items:

- An application for a Final Development Order is submitted and approved not later than three years from January 9, 1995 and;

- All on-site and off-site improvements permitted by the Final Development Order (including turn lanes, internal roadways, sewer, water, and surface water management system) is completed and a Certificate of Completion requested from Lee County not later than five years from the date that the Final Development Order is issued.

To comply with the county requirements, the project has been divided into two permit applications. Application number 961122-6, permitted on February 13, 1997, included a mining operation. The surface water management system for the mining operation included a retention berm which can be certified when the surface water management system has been completed. The current application is for residential development. The two projects can function independently.

EXISTING FACILITIES:

The project site is bounded to the north by Corkscrew Road, to the east and south by CREW lands and to the west by a Lee County Well Field and a proposed residential project. The previously permitted mining operation is located in the north-central portion of the project site.

The site is predominantly in a natural state with a farming operation located in the northwestern portion of the site. The typical drainage pattern is from the northeast to the southwest via existing farm ditches and sheetflow.

PROPOSED FACILITIES:

The proposed project consists of a 438.88 acre single basin residential development surrounding a previously permitted and active mining operation. The surface water management system consists of two lakes on the north end of the project and several wetlands scattered across the site. The lakes and wetlands are interconnected by a series of swales and culverts. Run-off from the site is directed towards the lakes and roadside swales which provide 1/2" of pretreatment prior to discharging to the incorporated wetlands. The remainder of the water quality and attenuation is provided by Wetlands 1, 8, 11 & 12.

The project discharges via the control structure located in a conveyance swale surrounding the mining operation. Upon completion of the mining operation the applicant intends to remove the dikes surrounding the borrow pit and incorporate the approximately 200 acre lake into this system.

Drainage swales located on the east and west property lines convey off-site flows to onsite wetlands and the preserve area to the south.

BASIN INFORMATION:

| Basin | Area Acres | WSWT Elev (ft, NGVD) | Normal/Dry Ctrl Elev (ft, NGVD) | Method of Determination |
|-------|---------------|----------------------------|---------------------------------------|--------------------------------|
| 1 | 438.88 | 17.50 | 17.5/17.5 | WETLAND INDICATOR ELEVATION |

DISCHARGE STRUCTURE INFORMATION:

Water Quality Structures:

| Basin | Str. # | Bleeder Type | Dimensions | Invert Elev. (ft, NGVD) |
|-------|-----------|--------------|-------------------------|-------------------------------|
| 1 | 1 | V-NOTCH | 3' wide X 1.13' high | 17.50 |

Major Discharge Structures:

| Basin | Str. # | Description | Crest Elev. (ft, NGVD) |
|-------|-----------|--|---------------------------|
| 1 | 1 | 3' wide X .77' high BROAD CRESTED weir | 18.63 |

Receiving Body:

| Basin | Str. # | Receiving Body |
|-------|-----------|-------------------|
| 1 | 1 | ONSITE WETLANDS |

III. PROJECT EVALUATION

Discharge Rate:

As shown in the table below, the proposed project discharge is within the allowable limit of 42 CSM for the Estero River Basin.

Design Storm Frequency: 25YR-3DAY

Design Rainfall: 10.87 inches

| Basin | Allow Disch (cfs) | Method of Determination | Design Disch (cfs) | Design Stage (ft, NGVD) |
|-------|-------------------------|-------------------------------|--------------------------|-------------------------------|
| 1 | 28.8 | LEE COUNTY WATERSHED STUDY | 16.9 | 19.2 |

WATER QUALITY:

The required 1" over the entire site of water quality is provided by the 69.29 acres of wet detention and 41.03 acres of wetlands.

| Basin | Treatment Method | Vol Req'd. (ac-ft) | Vol Prov'd (ac-ft) |
|-------|---------------------------|--------------------------|--------------------------|
| 1 | 69.29 acres WET DETENTION | 36.57 | 36.57 |
| 1 | 41.03 acres WETLAND | | |

ROAD DESIGN:

As shown in the following table, minimum road center lines have been set at or above the calculated design storm flood elevation.

Design Storm Freq: 10YR-1HR

Design Rainfall: 6.50 inches

| Basin | Flood Elevation (ft., NGVD) | Minimum Centerline Elevation (ft., NGVD) |
|-------|--------------------------------|---|
| 1 | 18.7 | 20.25 |

FINISHED FLOORS:

As shown in the following table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Design Storm Frequency: 100YR-3DAY

Design Rainfall: 13.59 inches

| Basin | Flood Elevation (ft. NGVD) | FEMA Elevation (ft. NGVD) | Minimum Design Elev. (ft. NGVD) |
|-------|-------------------------------|------------------------------|---------------------------------------|
| 1 | 19.5 | n/a | 21 |

IV. ENVIRONMENTAL ASSESSMENT

PROJECT SITE DESCRIPTION:

The project site includes approximately 437.69 acres of uplands consisting of pine flatwoods, palmetto prairies and some pine/melaleuca communities. The mature pine trees have been harvested from portions of the pine flatwoods. The remaining 133.6 acres consist of wetland communities located throughout the site. The location of the onsite wetlands are identified on Exhibit 2. The wetland communities on the site are dominated by cypress systems, freshwater marshes with some melaleuca and brazilian pepper dominated wetlands. The majority of cypress systems on the site are good quality wetlands with limited exotic invasion. Adjacent to the project, to the south and east are lands within the Corkscrew Regional Ecosystem Watershed (CREW) project limits.

EXISTING ON SITE WETLAND COMMUNITIES AND OTHER SURFACE WATERS:

| ID NO | TOTAL ACREAGE | BIOLOGICAL CONDITION | COMMUNITY TYPE | COMMUNITY ACREAGE |
|-------|---------------|----------------------|--------------------|-------------------|
| 01 | 5.81 | FAIR | CYPRESS | 5.81 |
| 02 | 1.16 | POOR | CYPRESS | 1.16 |
| 03 | 1.17 | POOR | CYPRESS | 1.17 |
| 04 | .50 | POOR | HERBACEOUS | .50 |
| 05 | 3.10 | GOOD | CYPRESS | 3.10 |
| 06 | 1.05 | GOOD | CYPRESS | 1.05 |
| 07 | 73.00 | GOOD | CYPRESS | 73.00 |
| | | | WET PRAIRIES | |
| | | | FRESHWATER MARSHES | |
| 08 | 6.79 | GOOD | CYPRESS | 6.79 |
| 09 | .42 | GOOD | CYPRESS | .42 |
| 10 | .87 | GOOD | HERBACEOUS | .87 |
| 11 | 18.98 | GOOD | CYPRESS | 18.98 |
| 12 | 9.45 | GOOD | CYPRESS | 9.45 |
| | | | WET PRAIRIES | |
| 13 | 3.16 | GOOD | CYPRESS | 3.16 |
| 14 | 5.36 | POOR | CYPRESS | 5.36 |
| | | | MELALEUCA | |
| 15 | .36 | POOR | CYPRESS | .36 |
| 16 | 2.46 | POOR | BRAZILIAN PEPPER | 2.46 |

TOTAL ON SITE WETLAND/SURFACE WATER ACREAGE: 133.64

EXISTING ON SITE UPLAND COMMUNITIES:

| ID NO | TOTAL ACREAGE | BIOLOGICAL CONDITION | COMMUNITY TYPE | COMMUNITY ACREAGE |
|------------------|--------------------------|---------------------------------|---|------------------------------|
| 01 | 437.69 | FAIR/POOR | ROW CROPS FALLOW CROP LAND PALMETTO PRAIRIES BRAZILIAN PEPPER PINE FLATWOODS DISTURBED LANDS | 437.69 |

TOTAL ON SITE UPLAND ACREAGE: 437.69

ENDANGERED, THREATENED & SPECIES OF SPECIAL CONCERN SUMMARY:

A wildlife survey was performed on the site which indicated the presence of an American Kestrel, little blue herons and snowy egrets within the limits of the existing agricultural fields. A previously issued permit allows for the construction of a borrow pit within the limits of the agricultural field. No listed wildlife species were found within the limits of this phase of development although the wetlands on the project site are likely to provide foraging habitat for a variety of wading birds. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if in the future, endangered/threatened or species of special concern are discovered on the site.

WETLAND PRESERVATION AND IMPACT SUMMARY:

The proposed project includes 2.82 acres of direct wetland impacts to Wetlands 3 and 15 and approximately 3.70 acres of potential secondary impacts to Wetlands 02, 04, 10 and 16. The location of the wetland impacts is shown on Exhibit 33. The secondary impacts are the result of small wetlands being preserved within the lots or surrounded by minimal buffers.

To offset the impacts to these wetlands, approximately 49.55 acres of wetlands will be preserved within the development limits. The preserved wetlands within the limits of the development, Wetlands 1, 8, 11 and 12, will be incorporated into the surface water management system and connected to the surface water management lakes via culverts. Wetlands 8, 11 and 12 are interconnected with final outfall to wetlands outside the surface water management system adjacent to CREW. Storm water routings have been provided which indicate the wetland systems will have adequate hydrology to maintain the integrity of the wetlands. The hydrology within Wetlands 13 and 14 will be maintained by connecting an interior drainage swale via culverts to the preserved wetlands. A drainage swale parallel to the Lee County Utilities right-of-way along the western property boundary will convey offsite flows to

these preserved wetlands via culvert connections between the swale and the preserved wetlands. A cross-section of the swale is included on Exhibit 4. The residential lots adjacent to wetlands include a water quality berm at the rear of the lots to provide pretreatment of runoff prior to discharging into the wetlands. Cross-sections 5 and 6 on Sheet D1 (Exhibit 4) show the proposed water quality berm. In addition, 77.57 acres of wetlands, Wetlands 5, 6, 7 and 9 are preserved, contiguous with Corkscrew Regional Ecosystem Watershed (CREW) lands, outside the limits of the development.

SECONDARY IMPACTS

Pursuant to Section 4.2.7 of the Basis of Review, protective measures have been incorporated into the project design to prevent secondary impacts to the water resources. Specifically, all surface water runoff will be pretreated prior to discharging into wetlands or other surface waters. For residential lots adjacent to preserved wetlands a water quality berm and swale will be utilized to provide water quality pretreatment. A split rail fence will be constructed between the residential lots and preserved wetlands to prevent encroachment.

A wildlife survey was performed on the site which indicated the presence of an American Kestrel, little blue herons and snowy egrets within the limits of the existing agricultural fields. A previously issued permit allows for the construction of a borrow pit within the limits of the existing agricultural field. No listed wildlife were found within the limits of this phase of development.

The District has coordinated with the Florida Department of State, Division of Historical Resources in order to determine if the proposed project will cause impacts to significant historical or archaeological resources. The Division of Historical Resources has determined the proposed project will have no effect on any sites listed, or eligible for listing in the National Register of Historic Places, or otherwise of historical or architectural value.

In addition, the proposed one acre lots will include onsite septic systems. The proposed septic systems will be located a minimum of 200 feet away from all Lee County Utilities public wells. Each septic system must meet the requirements of the Lee County Environmental Health department which requires a two foot separation between the wet season water table as identified in the Soil Survey for Lee County, Florida and the bottom of the drain bed.

CUMULATIVE IMPACTS

Pursuant to Section 4.2.8 of the Basis of Review, the applicant has provided reasonable assurances that the proposed project will not result in cumulative impacts upon wetlands and other surface waters within the same drainage basin.

The proposed project has been considered in conjunction with: existing projects; projects currently under review; and activities under review, approved, or vested in the same drainage basin. The Corkscrew Woods project is located in the Estero Bay drainage basin. This basin includes significant areas of land currently under public ownership, or proposed for purchase as

public lands located throughout the basin. The Six Mile Cypress Slough system represents a long standing agreement between Lee County and the SFWMD for the purchase and management of these sensitive lands. Approximately 2000 acres of these slough lands have been placed under County or District ownership. In addition, a portion of the Corkscrew Regional Ecosystem Watershed (CREW) lands and lands within the Lee County Port Authority acquisition program are within this drainage basin. Under this program the northern boundary of CREW lands will be extended from Corkscrew Road northward to S.R. 82. Approximately 5365 acres of lands have been purchased by the Port Authority, with purchase options obtained for several other parcels. Once this acquisition program is complete, these lands will tie into a significant wetland/wildlife corridor of public lands (owned and proposed for acquisition) extending from SR 82 in Lee County southward through the Everglades National Park.

The Corkscrew Woods project represents a small portion of the approximately 66 square mile Estero Bay drainage basin. Similar residential developments within the basin have been designed to preserve wetlands on the site. New projects such as The Habitat, have been designed to direct surface water runoff into the water management system prior to discharging into the preserved wetlands. In addition, this project and other projects adjacent to CREW lands or lands targeted for acquisition within the CREW project have implemented an exotic removal plan to eliminate exotic vegetation from their preserved property. These efforts will eliminate a potential exotic seed source which if left in its existing state could present maintenance problems within the CREW lands. In addition, the Corkscrew Woods project will provide a 102.76 acre buffer in the southeast corner of the property between the proposed development and the CREW lands. When considered in combination with other similar projects which will be required to incorporate similar protective measures in the project design, the Corkscrew Woods project will not have an adverse cumulative impact to the water quality or functions of wetlands and other surface waters within the Estero Bay drainage basin. In addition, based on the proposed project design and the mitigation plan, the District has determined the project is not contrary to the public interest.

WETLAND PRESERVATION:

| ID NO | COMMUNITY TYPE | PRESERVATION ACREAGE |
|----------|-------------------|-------------------------|
| 01 | CYPRESS | 5.81 |
| 05 | CYPRESS | 3.10 |
| 06 | CYPRESS | 1.05 |
| 07 | CYPRESS | 73.00 |
| 08 | CYPRESS | 6.79 |
| 09 | CYPRESS | .42 |
| 11 | CYPRESS | 18.98 |
| 12 | CYPRESS | 9.45 |
| 13 | CYPRESS | 3.16 |
| 14 | CYPRESS | 5.36 |

TOTAL ON SITE PRESERVATION ACREAGE: 127.12

WETLAND IMPACTS:

| ID NO | COMMUNITY TYPE | IMPACT ACREAGE | IMPACT TYPE | BIOLOGICAL CONDITION | ACREAGE |
|-------|------------------|----------------|-------------|----------------------|---------|
| 02 | CYPRESS | 1.16 | CLEARING | FAIR | 1.16 |
| 03 | CYPRESS | 1.17 | FILL | POOR | 1.17 |
| 04 | HERBACEOUS | .50 | CLEARING | POOR | .50 |
| 10 | HERBACEOUS | .87 | CLEARING | GOOD | .87 |
| 15 | CYPRESS | .36 | CLEARING | POOR | .36 |
| 16 | BRAZILIAN PEPPER | 2.46 | EXCAVATION | POOR | 2.46 |

TOTAL IMPACT ACREAGE: 6.52

MITIGATION/MONITORING:

As mitigation for the 2.82 acres of direct wetland impacts and 3.70 acres of potential secondary wetlands impacts, the applicant proposes a combination of wetland enhancement and wetland preservation. The required mitigation includes the preservation of 49.55 acres of wetlands within the project limits and 10.40 acres of upland compensation along the eastern and southern property limits. These 49.55 acres include 1.69 acres of enhancement within Wetland 14. Although not part of the District's mitigation plan, the applicant will preserve an additional 77.57 acres of cypress wetlands outside the limits of development and 25.19 acres of high quality uplands adjacent to wetlands contiguous with Corkscrew Regional Ecosystem Watershed (CREW) lands. A maintenance and management plan will be implemented in the preservation areas to ensure the areas remain exotic free and that nuisance vegetation does not exceed 10% of the total vegetative cover. Details of the mitigation and monitoring plan are included in Exhibit 32A - 32D.

PROPOSED ON SITE MITIGATION:

| ID NO | MITIGATION TYPE | TOTAL ACREAGE MIT. | COMMUNITY TYPE | COMMUNITY ACREAGE |
|------------|-----------------|--------------------|----------------|-------------------|
| WETLAND 01 | PRESERVATION | 5.81 | CYPRESS | 5.81 |
| WETLAND 08 | PRESERVATION | 6.79 | CYPRESS | 6.79 |
| WETLAND 11 | PRESERVATION | 18.98 | CYPRESS | 18.98 |
| WETLAND 12 | PRESERVATION | 9.45 | CYPRESS | 9.45 |
| | | | WET PRAIRIES | |
| WETLAND 13 | PRESERVATION | 3.16 | CYPRESS | 3.16 |
| WETLAND 14 | PRESERVATION | 5.36 | CYPRESS | 5.36 |
| | | | MELALEUCA | |
| UPLAND 01 | UPLAND COMP | 10.40 | PINE FLATWOODS | 10.40 |

TOTAL ON SITE MITIGATION ACREAGE: 59.95

WETLAND INVENTORY -

| PHASE - CORKSCREW WOODS | | | | | ONSITE |
|--------------------------------|----------------|--------------|---------------|-------------------|---------------|
| | Cypress | Marsh | Trans. | Mix Forest | Totals |
| Total Wet. AC | 132.14 | 2.74 | 2.46 | 0 | 137.34 |
| Wet. Preserved | 127.12 | | | | 127.12 |
| Wet. Impacted | 2.69 | 1.37 | 2.46 | | 6.52 |
| Wet. Disturbed | 2.33 | 1.37 | | | 3.7 |
| Wet. Improved | 49.55 | | | | 49.55 |
| Wet. Created | | | | | 0 |
| Uplands | | | | | |
| Other Compensation | | 10.4 | | | |

ENVIRONMENTAL SUMMARY:

The proposed activities have been evaluated for potential secondary and cumulative impacts and to determine if the project is contrary to the public interest. Based upon the proposed project design and the mitigation plan, the District has determined that the project will not cause adverse secondary or cumulative impacts to the water resources and is not contrary to the public interest.

SYSTEM OPERATION:

Corkscrew Woods Homeowners Association

PROPOSED LAND USE(S):

Residential

WATER USE PERMIT STATUS:

A Water Use permit is not required for this project at this time.

POTABLE WATER SUPPLIER:

Lee County Utilities

WASTE WATER SYSTEM/SUPPLIER:

Onsite Septic Systems

DRI STATUS:

This project is not a DRI.

SAVE OUR RIVERS:

The project is adjacent to lands on the east and south which are under consideration by the Save Our Rivers program, they are presently owned by Lee County.

SWIM BASIN:

The project is not within nor does it discharge directly to a designated SWIM basin.

RIGHT-OF-WAY PERMIT STATUS:

A Right-of-Way Permit is not required for this project.

ENFORCEMENT ACTIVITY:

There has been no enforcement activity associated with this application.

THIRD PARTY INTEREST:

No third party has contacted the District with concerns about this application.

WELL FIELD ZONE OF INFLUENCE:

~~The project is located within the zone of influence of the Lee County Corkscrew Wellfield.~~

PRIMARY ISSUES RESOLVED:

Wetland impacts offset by wetland preservation and enhancement.

V. APPLICABLE LAND AREA

OTHER is defined as preserved area not included in the mitigation plan and not served by the SWM system.

PROJECT

| | <u>TOTAL PROJECT</u> | <u>PREVIOUSLY PERMITTED</u> | <u>THIS PHASE</u> | |
|-----------------|--------------------------|---------------------------------|-------------------|-------|
| TOTAL ACRES | 571.33 | .00 | 571.33 | acres |
| WTRM ACREAGE | 110.32 | .00 | 110.32 | acres |
| PAVEMENT | 29.34 | .00 | 29.34 | acres |
| BUILD COVERAGE | 17.15 | .00 | 17.15 | acres |
| NUMBER OF UNITS | 243.00 | .00 | 243.00 | units |
| PRESERVED | 59.95 | .00 | 59.95 | acres |
| OTHER | 77.57 | | 77.57 | acres |

VI. STAFF RECOMMENDATION

The Staff recommends that the following be issued:


An Environmental Resource Permit to authorize Construction and Operation of a surface water management system to serve a 571.33 acre site consisting of a 438.88 acre residential development and 77.57 preserved acres not served by the SWM system discharging to on-site wetlands that connect to CREW lands.

Based on the information provided, District rules have been adhered to.

Staff recommendation is for approval subject to the attached General and Special Conditions.

VII. STAFF REVIEW

AREA MANAGER


Benjamin C. Pratt, P.E.

DATE: 5.30.97

NATURAL RESOURCE MANAGEMENT DIVISION APPROVAL

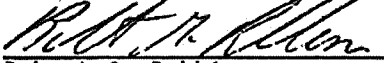
ENVIRONMENTAL EVALUATION


Dawn Dowling

SUPERVISOR


Karen M. Johnson

DIVISION DIRECTOR:


Robert G. Robbins

DATE: 6/10/97

SURFACE WATER MANAGEMENT DIVISION APPROVAL

ENGINEERING EVALUATION


Jacqueline G. Rippe, P.E.

SUPERVISOR


Richard H. Thompson, P.E.

DIVISION DIRECTOR:


Anthony M. Waterhouse, P.E.

DATE: 6/17/97

GENERAL CONDITIONS

1. ALL ACTIVITIES AUTHORIZED BY THIS PERMIT SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS AND PERFORMANCE CRITERIA AS APPROVED BY THIS PERMIT. ANY DEVIATION FROM THE PERMITTED ACTIVITY AND THE CONDITIONS FOR UNDERTAKING THAT ACTIVITY SHALL CONSTITUTE A VIOLATION OF THIS PERMIT AND PART IV, CHAPTER 373, F.S.
2. THIS PERMIT OR A COPY THEREOF, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND MODIFICATIONS SHALL BE KEPT AT THE WORK SITE OF THE PERMITTED ACTIVITY. THE COMPLETE PERMIT SHALL BE AVAILABLE FOR REVIEW AT THE WORK SITE UPON REQUEST BY THE DISTRICT STAFF. THE PERMITTEE SHALL REQUIRE THE CONTRACTOR TO REVIEW THE COMPLETE PERMIT PRIOR TO COMMENCEMENT OF THE ACTIVITY AUTHORIZED BY THIS PERMIT.
3. ACTIVITIES APPROVED BY THIS PERMIT SHALL BE CONDUCTED IN A MANNER WHICH DOES NOT CAUSE VIOLATIONS OF STATE WATER QUALITY STANDARDS. THE PERMITTEE SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND POLLUTION CONTROL TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS. TEMPORARY EROSION CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY. TURBIDITY BARRIERS SHALL BE INSTALLED AND MAINTAINED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATERBODY EXISTS DUE TO THE PERMITTED WORK. TURBIDITY BARRIERS SHALL REMAIN IN PLACE AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED. ALL PRACTICES SHALL BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS DESCRIBED IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL; A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEPARTMENT OF ENVIRONMENTAL REGULATION, 1988), INCORPORATED BY REFERENCE IN RULE 40E-4.091, F.A.C. UNLESS A PROJECT-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED AS PART OF THE PERMIT. THEREAFTER THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE BARRIERS. THE PERMITTEE SHALL CORRECT ANY EROSION OR SHOALING THAT CAUSES ADVERSE IMPACTS TO THE WATER RESOURCES.
4. THE PERMITTEE SHALL NOTIFY THE DISTRICT OF THE ANTICIPATED CONSTRUCTION START DATE WITHIN 30 DAYS OF THE DATE THAT THIS PERMIT IS ISSUED. AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ACTIVITY AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL SUBMIT TO THE DISTRICT AN ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMMENCEMENT NOTICE FORM NO. 0960 INDICATING THE ACTUAL START DATE AND THE EXPECTED COMPLETION DATE.
5. WHEN THE DURATION OF CONSTRUCTION WILL EXCEED ONE YEAR, THE PERMITTEE SHALL SUBMIT CONSTRUCTION STATUS REPORTS TO THE DISTRICT ON AN ANNUAL BASIS UTILIZING AN ANNUAL STATUS REPORT FORM. STATUS REPORT FORMS SHALL BE SUBMITTED THE FOLLOWING JUNE OF EACH YEAR.
6. WITHIN 30 DAYS AFTER COMPLETION OF CONSTRUCTION OF THE PERMITTED ACTIVITY,

THE PERMITTEE SHALL SUBMIT A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER OR OTHER APPROPRIATE INDIVIDUAL AS AUTHORIZED BY LAW, UTILIZING THE SUPPLIED ENVIRONMENTAL RESOURCE PERMIT CONSTRUCTION COMPLETION/CONSTRUCTION CERTIFICATION FORM NO.0881. THE STATEMENT OF COMPLETION AND CERTIFICATION SHALL BE BASED ON ONSITE OBSERVATION OF CONSTRUCTION OR REVIEW OF ASBUILT DRAWINGS FOR THE PURPOSE OF DETERMINING IF THE WORK WAS COMPLETED IN COMPLIANCE WITH PERMITTED PLANS AND SPECIFICATIONS. THIS SUBMITTAL SHALL SERVE TO NOTIFY THE DISTRICT THAT THE SYSTEM IS READY FOR INSPECTION. ADDITIONALLY, IF DEVIATION FROM THE APPROVED DRAWINGS ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED. BOTH THE ORIGINAL AND REVISED SPECIFICATIONS MUST BE CLEARLY SHOWN. THE PLANS MUST BE CLEARLY LABELED AS "ASBUILT" OR "RECORD" DRAWING. ALL SURVEYED DIMENSIONS AND ELEVATIONS SHALL BE CERTIFIED BY A REGISTERED SURVEYOR.

7. THE OPERATION PHASE OF THIS PERMIT SHALL NOT BECOME EFFECTIVE: UNTIL THE PERMITTEE HAS COMPLIED WITH THE REQUIREMENTS OF CONDITION (6) ABOVE, HAS SUBMITTED A REQUEST FOR CONVERSION OF ENVIRONMENTAL RESOURCE PERMIT FROM CONSTRUCTION PHASE TO OPERATION PHASE, FORM NO.0920; THE DISTRICT DETERMINES THE SYSTEM TO BE IN COMPLIANCE WITH THE PERMITTED PLANS AND SPECIFICATIONS; AND THE ENTITY APPROVED BY THE DISTRICT IN ACCORDANCE WITH SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT - AUGUST 1995, ACCEPTS RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE SYSTEM. THE PERMIT SHALL NOT BE TRANSFERRED TO SUCH APPROVED OPERATION AND MAINTENANCE ENTITY UNTIL THE OPERATION PHASE OF THE PERMIT BECOMES EFFECTIVE. FOLLOWING INSPECTION AND APPROVAL OF THE PERMITTED SYSTEM BY THE DISTRICT, THE PERMITTEE SHALL INITIATE TRANSFER OF THE PERMIT TO THE APPROVED RESPONSIBLE OPERATING ENTITY IF DIFFERENT FROM THE PERMITTEE. UNTIL THE PERMIT IS TRANSFERRED PURSUANT TO SECTION 40E-1.6107, F.A.C., THE PERMITTEE SHALL BE LIABLE FOR COMPLIANCE WITH THE TERMS OF THE PERMIT.
8. EACH PHASE OR INDEPENDENT PORTION OF THE PERMITTED SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO THE INITIATION OF THE PERMITTED USE OF SITE INFRASTRUCTURE LOCATED WITHIN THE AREA SERVED BY THAT PORTION OR PHASE OF THE SYSTEM. EACH PHASE OR INDEPENDENT PORTION OF THE SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO TRANSFER OF RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE PHASE OR PORTION OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
9. FOR THOSE SYSTEMS THAT WILL BE OPERATED OR MAINTAINED BY AN ENTITY THAT WILL REQUIRE AN EASEMENT OR DEED RESTRICTION IN ORDER TO ENABLE THAT ENTITY TO OPERATE OR MAINTAIN THE SYSTEM IN CONFORMANCE WITH THIS PERMIT, SUCH EASEMENT OR DEED RESTRICTION MUST BE RECORDED IN THE PUBLIC RECORDS AND SUBMITTED TO THE DISTRICT ALONG WITH ANY OTHER FINAL OPERATION AND MAINTENANCE DOCUMENTS REQUIRED BY SECTIONS 9.0 AND 10.0 OF THE BASIS OF REVIEW FOR ENVIRONMENTAL RESOURCE PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT - AUGUST 1995, PRIOR TO LOT OR UNIT

SALES OR PRIOR TO THE COMPLETION OF THE SYSTEM, WHICHEVER OCCURS FIRST. OTHER DOCUMENTS CONCERNING THE ESTABLISHMENT AND AUTHORITY OF THE OPERATING ENTITY MUST BE FILED WITH THE SECRETARY OF STATE WHERE APPROPRIATE. FOR THOSE SYSTEMS WHICH ARE PROPOSED TO BE MAINTAINED BY THE COUNTY OR MUNICIPAL ENTITIES, FINAL OPERATION AND MAINTENANCE DOCUMENTS MUST BE RECEIVED BY THE DISTRICT WHEN MAINTENANCE AND OPERATION OF THE SYSTEM IS ACCEPTED BY THE LOCAL GOVERNMENT ENTITY. FAILURE TO SUBMIT THE APPROPRIATE FINAL DOCUMENTS WILL RESULT IN THE PERMITTEE REMAINING LIABLE FOR CARRYING OUT MAINTENANCE AND OPERATION OF THE PERMITTED SYSTEM AND ANY OTHER PERMIT CONDITIONS.

10. SHOULD ANY OTHER REGULATORY AGENCY REQUIRE CHANGES TO THE PERMITTED SYSTEM, THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING OF THE CHANGES PRIOR TO IMPLEMENTATION SO THAT A DETERMINATION CAN BE MADE WHETHER A PERMIT MODIFICATION IS REQUIRED.
11. THIS PERMIT DOES NOT ELIMINATE THE NECESSITY TO OBTAIN ANY REQUIRED FEDERAL, STATE, LOCAL AND SPECIAL DISTRICT AUTHORIZATIONS PRIOR TO THE START OF ANY ACTIVITY APPROVED BY THIS PERMIT. THIS PERMIT DOES NOT CONVEY TO THE PERMITTEE OR CREATE IN THE PERMITTEE ANY PROPERTY RIGHT, OR ANY INTEREST IN REAL PROPERTY, NOR DOES IT AUTHORIZE ANY ENTRANCE UPON OR ACTIVITIES ON PROPERTY WHICH IS NOT OWNED OR CONTROLLED BY THE PERMITTEE, OR CONVEY ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED IN THE PERMIT AND CHAPTER 40E-4 OR CHAPTER 40E-40, F.A.C.
12. THE PERMITTEE IS HEREBY ADVISED THAT SECTION 253.77, F.S. STATES THAT A PERSON MAY NOT COMMENCE ANY EXCAVATION, CONSTRUCTION, OR OTHER ACTIVITY INVOLVING THE USE OF SOVEREIGN OR OTHER LANDS OF THE STATE, THE TITLE TO WHICH IS VESTED IN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND WITHOUT OBTAINING THE REQUIRED LEASE, LICENSE, EASEMENT, OR OTHER FORM OF CONSENT AUTHORIZING THE PROPOSED USE. THEREFORE, THE PERMITTEE IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AUTHORIZATIONS FROM THE BOARD OF TRUSTEES PRIOR TO COMMENCING ACTIVITY ON SOVEREIGNTY LANDS OR OTHER STATE-OWNED LANDS.
13. THE PERMITTEE MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING, UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F.A.C., ALSO KNOWN AS THE "NO NOTICE" RULE.
14. THE PERMITTEE SHALL HOLD AND SAVE THE DISTRICT HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE BY REASON OF THE CONSTRUCTION, ALTERATION, OPERATION, MAINTENANCE, REMOVAL, ABANDONMENT OR USE OF ANY SYSTEM AUTHORIZED BY THE PERMIT.
15. ANY DELINEATION OF THE EXTENT OF A WETLAND OR OTHER SURFACE WATER SUBMITTED AS PART OF THE PERMIT APPLICATION, INCLUDING PLANS OR OTHER SUPPORTING DOCUMENTATION, SHALL NOT BE CONSIDERED BINDING UNLESS A SPECIFIC CONDITION OF THIS PERMIT OR A FORMAL DETERMINATION UNDER SECTION 373.421(2), F.S., PROVIDES OTHERWISE.

16. THE PERMITTEE SHALL NOTIFY THE DISTRICT IN WRITING WITHIN 30 DAYS OF ANY SALE, CONVEYANCE, OR OTHER TRANSFER OF OWNERSHIP OR CONTROL OF A PERMITTED SYSTEM OR THE REAL PROPERTY ON WHICH THE PERMITTED SYSTEM IS LOCATED. ALL TRANSFERS OF OWNERSHIP OR TRANSFERS OF A PERMIT ARE SUBJECT TO THE REQUIREMENTS OF RULES 40E-1.6105 AND 40E-1.6107, F.A.C. THE PERMITTEE TRANSFERRING THE PERMIT SHALL REMAIN LIABLE FOR CORRECTIVE ACTIONS THAT MAY BE REQUIRED AS A RESULT OF ANY VIOLATIONS PRIOR TO THE SALE, CONVEYANCE OR OTHER TRANSFER OF THE SYSTEM.
17. UPON REASONABLE NOTICE TO THE PERMITTEE, DISTRICT AUTHORIZED STAFF WITH PROPER IDENTIFICATION SHALL HAVE PERMISSION TO ENTER, INSPECT, SAMPLE AND TEST THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
18. IF HISTORICAL OR ARCHAEOLOGICAL ARTIFACTS ARE DISCOVERED AT ANY TIME ON THE PROJECT SITE, THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE APPROPRIATE DISTRICT SERVICE CENTER.
19. THE PERMITTEE SHALL IMMEDIATELY NOTIFY THE DISTRICT IN WRITING OF ANY PREVIOUSLY SUBMITTED INFORMATION THAT IS LATER DISCOVERED TO BE INACCURATE.

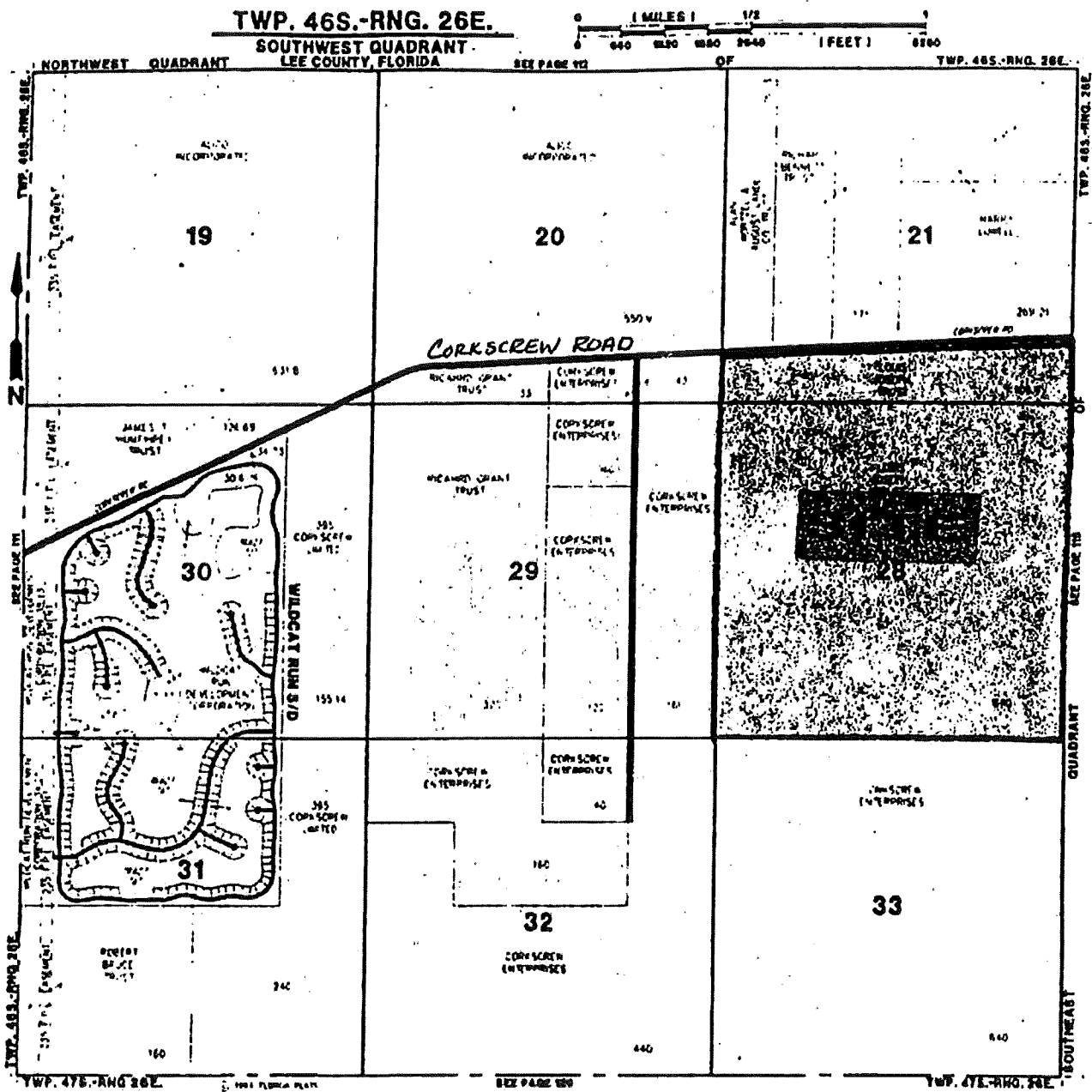
SPECIAL CONDITIONS

1. MINIMUM BUILDING FLOOR ELEVATION: 21 FEET NGVD.
 2. MINIMUM ROAD CROWN ELEVATION: 20.25 FEET NGVD.
 3. DISCHARGE FACILITIES:
 - 1-3' WIDE BROAD CRESTED WEIR WITH CREST AT ELEV. 18.63' NGVD.
 - 1-3' W X 1.13' H V-NOTCH WITH INVERT AT ELEV. 17.5' NGVD.
- RECEIVING BODY : ONSITE WETLANDS
- CONTROL ELEV : 17.5 FEET NGVD. /17.5 FEET NGVD DRY SEASON.
4. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION, SHOALING OR WATER QUALITY PROBLEMS THAT RESULT FROM THE CONSTRUCTION OR OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM.
 5. MEASURES SHALL BE TAKEN DURING CONSTRUCTION TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
 6. THE DISTRICT RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL WATER QUALITY TREATMENT METHODS BE INCORPORATED INTO THE DRAINAGE SYSTEM IF SUCH MEASURES ARE SHOWN TO BE NECESSARY.
 7. LAKE SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (HORIZONTAL:VERTICAL) TO A DEPTH OF TWO FEET BELOW THE CONTROL ELEVATION. SIDE SLOPES SHALL BE NURTURED OR PLANTED FROM 2 FEET BELOW TO 1 FOOT ABOVE CONTROL ELEVATION TO INSURE VEGETATIVE GROWTH.
 8. FACILITIES OTHER THAN THOSE STATED HEREIN SHALL NOT BE CONSTRUCTED WITHOUT AN APPROVED MODIFICATION OF THIS PERMIT.
 9. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM SHALL BE THE RESPONSIBILITY OF CORKSCREW WOODS HOMEOWNERS ASSOCIATION. THE PERMITTEE SHALL SUBMIT A COPY OF THE RECORDED DEED RESTRICTIONS (OR DECLARATION OF CONDOMINIUM, IF APPLICABLE), A COPY OF THE FILED ARTICLES OF INCORPORATION, AND A COPY OF THE CERTIFICATE OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION CONCURRENT WITH THE ENGINEERING CERTIFICATION OF CONSTRUCTION COMPLETION.
 10. PRIOR TO SEPTEMBER-08, 1997, THE PERMITTEE SHALL PROVIDE THE DISTRICT WITH SATISFACTORY EVIDENCE OF A DISCLOSURE STATEMENT WHICH INFORMS PROSPECTIVE PURCHASERS THAT THE WATER LEVELS IN THE PROJECT'S LAKE MAY DECLINE SIGNIFICANTLY AT CERTAIN TIMES AS A RESULT OF THE WELLFIELD PUMPAGE.
 11. SILT SCREENS, HAY BALES OR OTHER SUCH SEDIMENT CONTROL MEASURES SHALL BE UTILIZED DURING CONSTRUCTION. THE SELECTED SEDIMENT CONTROL MEASURES

SHALL BE INSTALLED LANDWARD OF THE UPLAND BUFFER ZONES AROUND ALL PROTECTED WETLANDS. ALL AREAS SHALL BE STABILIZED AND VEGETATED IMMEDIATELY AFTER CONSTRUCTION TO PREVENT EROSION INTO THE WETLANDS AND UPLAND BUFFER ZONES.

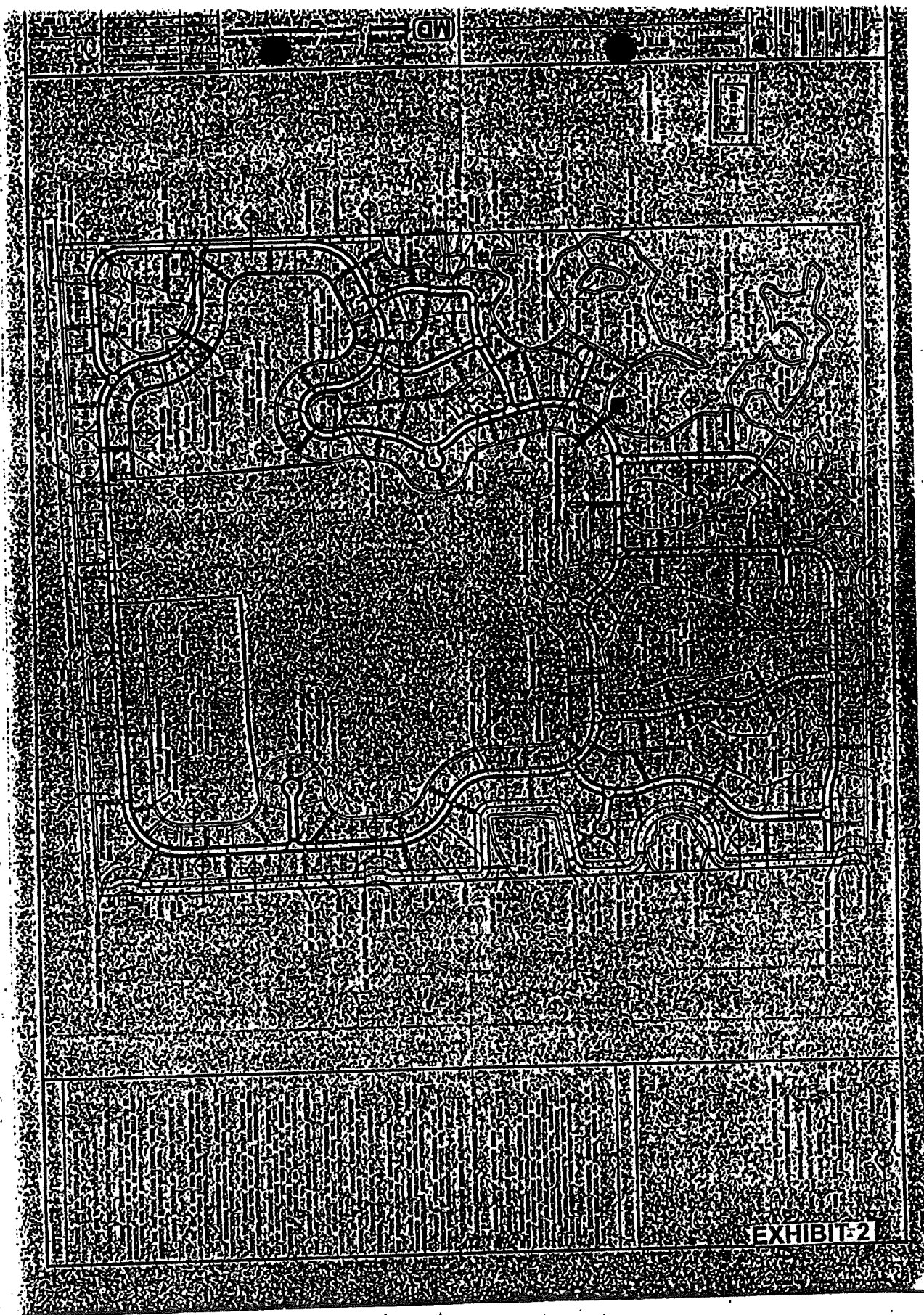
12. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE PERIMETER OF THE PROTECTED WETLANDS AND BUFFER ZONES SHALL BE STAKED AND ROPED TO PREVENT ENCROACHMENT INTO THE WETLANDS. THE PERMITTEE SHALL NOTIFY THE SFWMD'S ENVIRONMENTAL COMPLIANCE STAFF IN WRITING UPON COMPLETION OF ROPING AND STAKING AND SCHEDULE AN INSPECTION OF THIS WORK. THE ROPING AND STAKING SHALL BE SUBJECT TO SFWMD STAFF APPROVAL. THE PERMITTEE SHALL MODIFY THE STAKING AND ROPING IF SFWMD STAFF DETERMINES IT IS INSUFFICIENT OR IS NOT IN CONFORMANCE WITH THE INTENT OF THIS PERMIT. STAKING AND ROPING SHALL REMAIN IN PLACE UNTIL ALL ADJACENT CONSTRUCTION ACTIVITIES ARE COMPLETE.
13. THE SFWMD RESERVES THE RIGHT TO REQUIRE REMEDIAL MEASURES TO BE TAKEN BY THE PERMITTEE IF WETLAND AND/OR UPLAND MONITORING OR OTHER INFORMATION DEMONSTRATES THAT ADVERSE IMPACTS TO PROTECTED, CONSERVED, INCORPORATED OR MITIGATED WETLANDS OR UPLANDS HAVE OCCURRED DUE TO PROJECT RELATED ACTIVITIES.
14. ANY FUTURE CHANGES IN LAND USE OR TREATMENT OF WETLANDS AND/OR UPLAND BUFFER/COMPENSATION AREAS MAY REQUIRE A SURFACE WATER MANAGEMENT PERMIT MODIFICATION AND ADDITIONAL ENVIRONMENTAL REVIEW BY DISTRICT STAFF. PRIOR TO THE PERMITTEE INSTITUTING ANY FUTURE CHANGES NOT AUTHORIZED BY THIS PERMIT, THE PERMITTEE SHALL NOTIFY THE SFWMD OF SUCH INTENTIONS FOR A DETERMINATION OF ANY NECESSARY PERMIT MODIFICATIONS.
15. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE MITIGATION WORK, INCLUDING THE MONITORING AND MAINTENANCE OF THE MITIGATION AREAS FOR THE DURATION OF THE PLAN. THE MITIGATION AREA(S) SHALL NOT BE TURNED OVER TO THE OPERATION ENTITY UNTIL THE MITIGATION WORK IS ACCOMPLISHED AS PERMITTED AND SFWMD STAFF HAS CONCURRED.
16. A WETLAND MONITORING PROGRAM SHALL BE IMPLEMENTED WITHIN THE PROTECTED WETLANDS AND DETENTION AREAS. MONITORING SHALL BE CONDUCTED IN ACCORDANCE WITH EXHIBIT(S) 32A - 32D AND SHALL INCLUDE ANNUAL REPORTS SUBMITTED TO THE SFWMD FOR REVIEW. MONITORING SHALL CONTINUE FOR A PERIOD OF 5 YEARS.
17. THE WETLAND CONSERVATION AREAS AND UPLAND BUFFER ZONES AND/OR UPLAND PRESERVATION AREAS SHOWN ON EXHIBIT(S) 35 MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

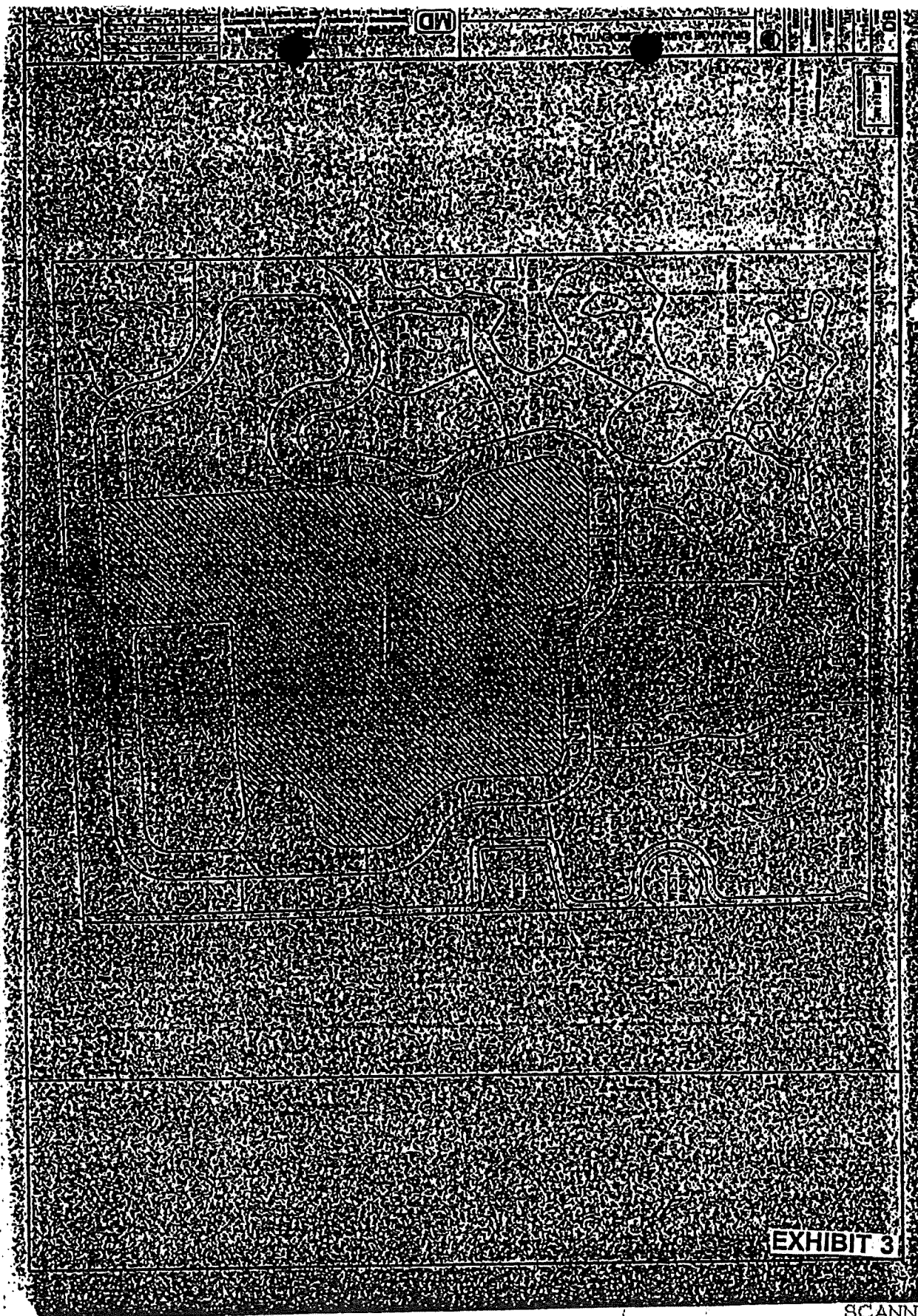
18. A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 32A - 32D FOR THE PRESERVED/RESTORED WETLAND AREAS, UPLAND PRESERVATION AREAS AND UPLAND BUFFER ZONES ON A REGULAR BASIS TO ENSURE THE INTEGRITY AND VIABILITY OF THE CONSERVATION AREA(S) AS PERMITTED. MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY TO ENSURE THAT THE CONSERVATION AREAS ARE MAINTAINED FREE FROM EXOTIC VEGETATION (BRAZILIAN PEPPER, MELALEUCA, AND AUSTRALIAN PINE) AND THAT OTHER NUISANCE SPECIES SHALL CONSTITUTE NO MORE THAN 10% OF TOTAL COVER.
19. A PROPOSAL TO CONSTRUCT FACILITIES NOT SHOWN ON THE PLANS IN THE PASSIVE OPEN SPACE AREAS SHALL BE ACCOMPANIED BY AN APPLICATION FOR PERMIT MODIFICATION. THE APPLICATION SHALL INCLUDE A SURFACE WATER SYSTEM TO SERVE THE PASSIVE OPEN SPACE AREAS WHICH MEETS THE DISTRICT CRITERIA FOR WATER QUALITY TREATMENT PRIOR TO DISCHARGING TO THE ADJACENT WETLANDS.
20. THE DELINEATION OF THE EXTENT OF WETLANDS AND/OR OTHER SURFACE WATERS, AS SHOWN ON THE PLANS INCORPORATED INTO THIS PERMIT, SHALL BE CONSIDERED BINDING.
21. NO LATER THAN JUNE 1, 1998, THE PERMITTEE SHALL RECORD A CONSERVATION EASEMENT(S) OVER THE REAL PROPERTY DESIGNATED AS A CONSERVATION/ PRESERVATION AREA(S) ON THE ATTACHED EXHIBIT 35. THE EASEMENT SHALL BE GRANTED FREE OF ENCUMBRANCES OR INTERESTS WHICH THE DISTRICT DETERMINES ARE CONTRARY TO THE INTENT OF THE EASEMENT. THE CONSERVATION EASEMENT SHALL BE GRANTED TO THE DISTRICT USING THE APPROVED FORM ATTACHED HERETO AS EXHIBIT 34A - 34D. ANY PROPOSED MODIFICATIONS TO THE APPROVED FORM MUST RECEIVE PRIOR WRITTEN CONSENT FROM THE DISTRICT. UPON RECORDATION, THE PERMITTEE SHALL FORWARD THE ORIGINAL RECORDED EASEMENT TO THE NATURAL RESOURCE MANAGEMENT POST PERMIT COMPLIANCE STAFF IN THE DISTRICT SERVICE CENTER WHERE THE APPLICATION WAS SUBMITTED.
22. THE WETLAND MITIGATION PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH EXHIBIT(S) 32A - 32D. THE PERMITTEE SHALL PRESERVE 47.86 ACRES OF WETLANDS, ENHANCE 1.69 ACRES OF WETLANDS AND PRESERVE 10.40 ACRES OF UPLAND COMPENSATION.
23. PERMANENT PHYSICAL MARKERS DESIGNATING THE PRESERVE STATUS OF THE WETLAND AND A SPLIT RAIL FENCE SHALL BE PLACED AT THE INTERSECTION OF THE BUFFER AND EACH LOT LINE. THE FENCE AND MARKERS SHALL BE THE RESPONSIBILITY OF THE CORKSCREW WOODS HOMEOWNERS ASSOCIATION TO MAINTAIN IN PERPETUITY.



LOCATION MAP

EXHIBIT 1
SCANNED





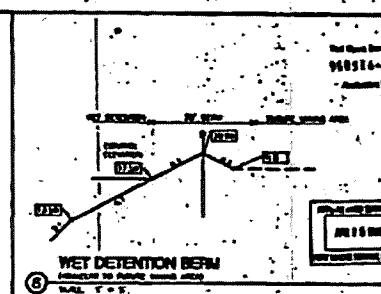
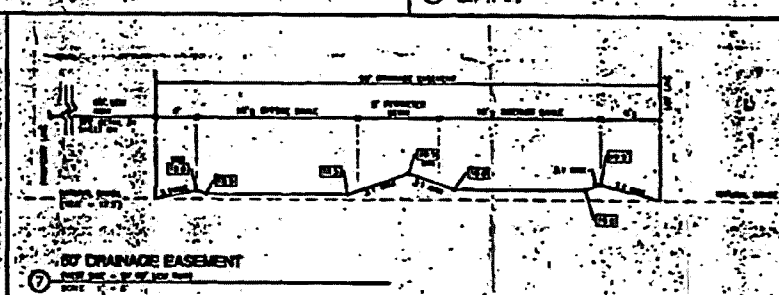
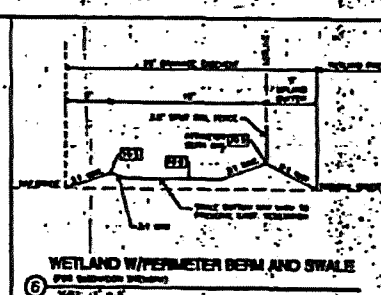
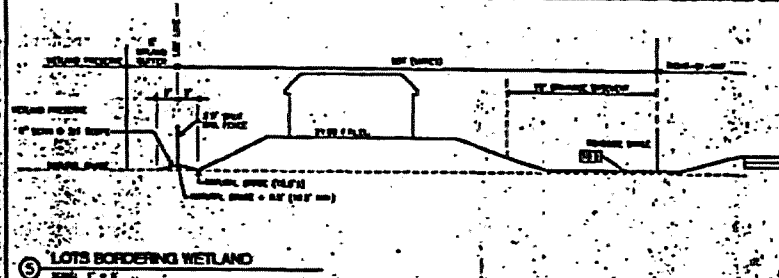
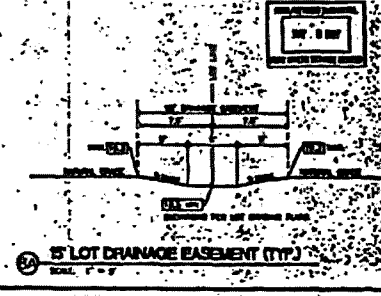
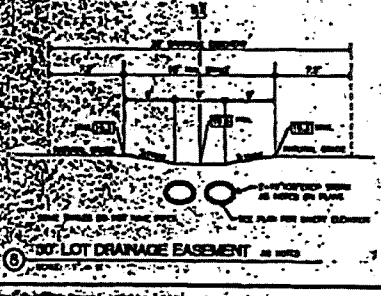
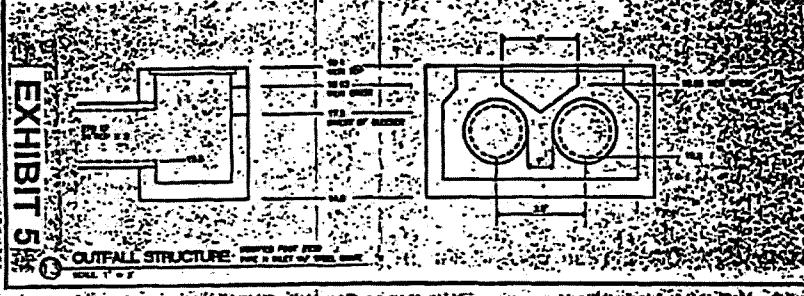
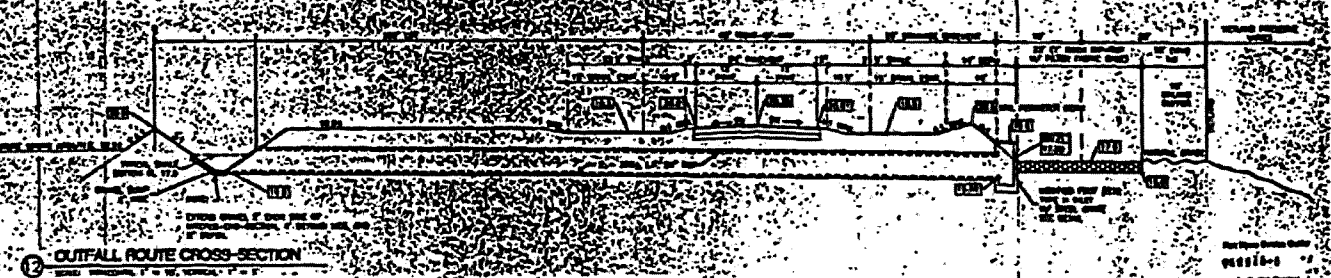
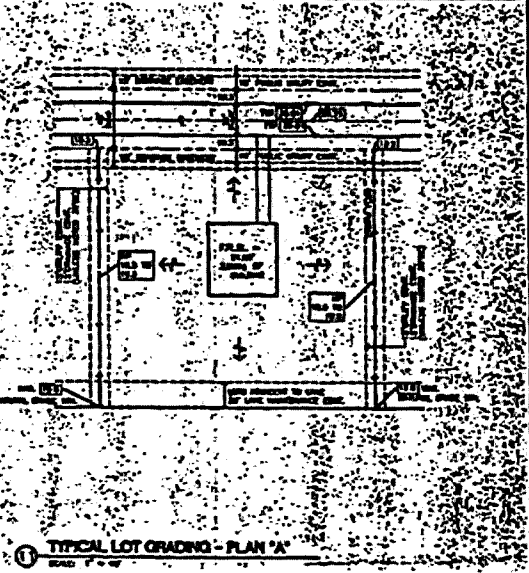
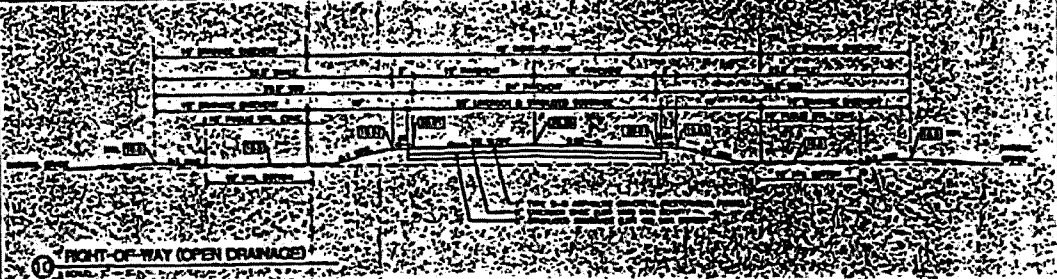
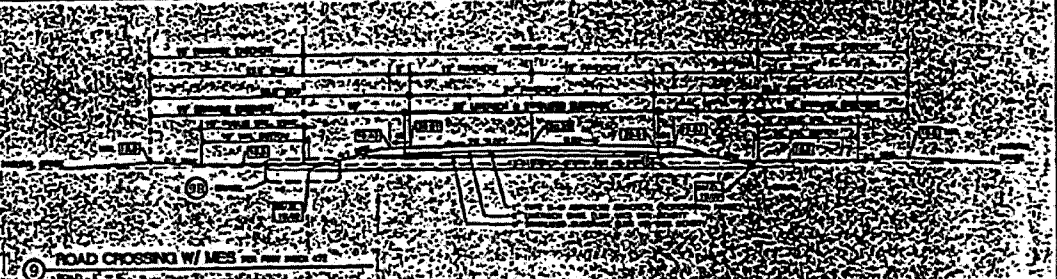


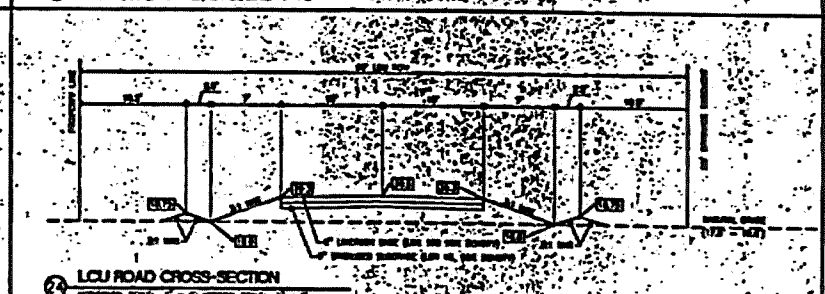
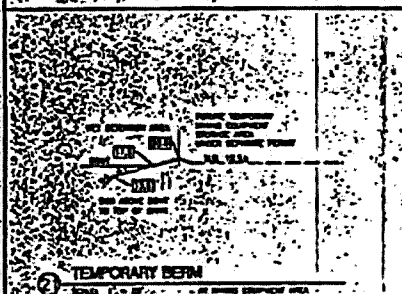
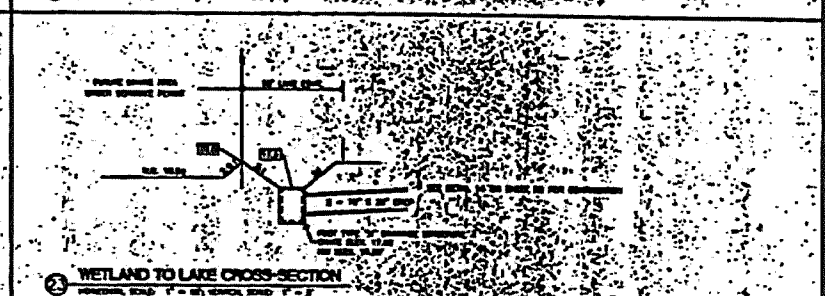
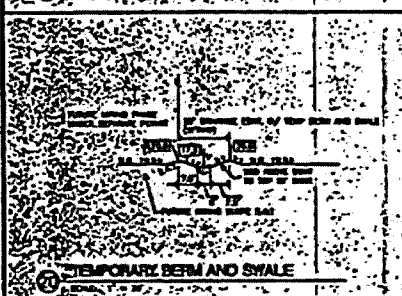
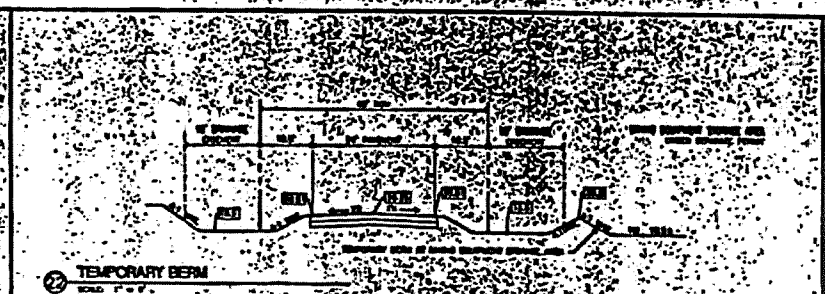
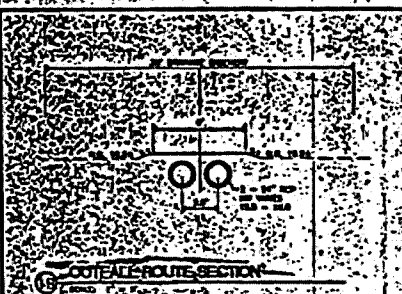
EXHIBIT-4

[illegible]



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|-------|---------------------------------|---------------------------------------|
| NO. 1 | ROAD CROSSING W/ MES | 1" = 10' |
| NO. 2 | FRONT-OF-WAY (OPEN DRAINAGE) | 1" = 10' |
| NO. 3 | TYPICAL LOT GRADING - PLAN "A" | 1" = 10' |
| NO. 4 | GRAVEL OVER MES | 1" = 10' |
| NO. 5 | OUTFALL ROUTE CROSS-SECTION | HORIZONTAL 1" = 10', VERTICAL 1" = 2' |
| NO. 6 | OUTFALL STRUCTURE | 1" = 10' |
| NO. 7 | 30' LOT DRAINAGE EASEMENT | 1" = 10' |
| NO. 8 | 15' LOT DRAINAGE EASEMENT (TYP) | 1" = 10' |

SCANNED



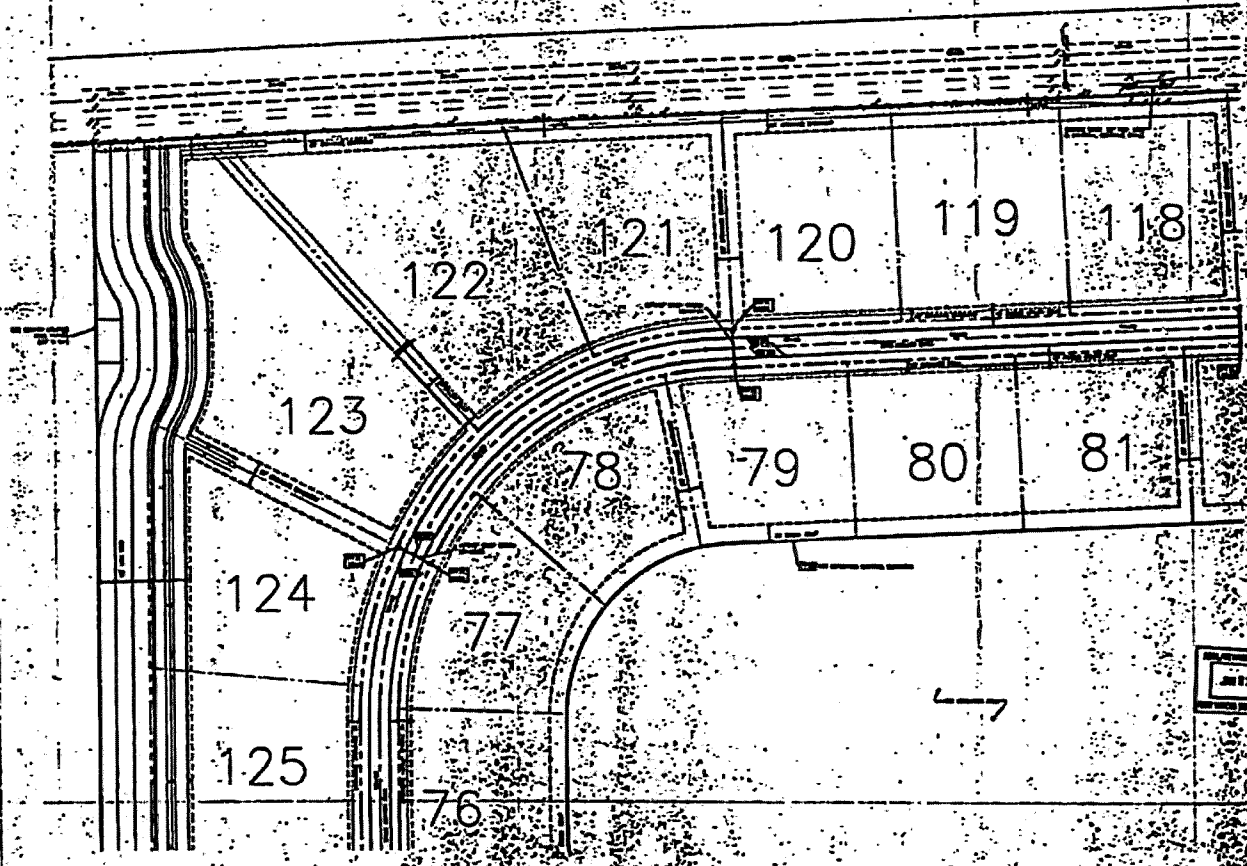
MD
KUTNER - DEWEY ASSOCIATES, INC.
DETAILED DESIGN
10/11/11

SCANNED

PAYROLL GRABBER A PARTY KEY SHEET

SCANNED

EXHIBIT 9



| | |
|--------------------------------|---------|
| MD | |
| ADAMS - DEWEY ASSOCIATES, INC. | |
| DATE | 10/1/88 |
| BY | MD |
| CHECKED | |
| APPROVED | |
| PROJECT: PARKING GRADING PLAN | |
| SHEET: 1 OF 1 | |

EXHIBIT 10

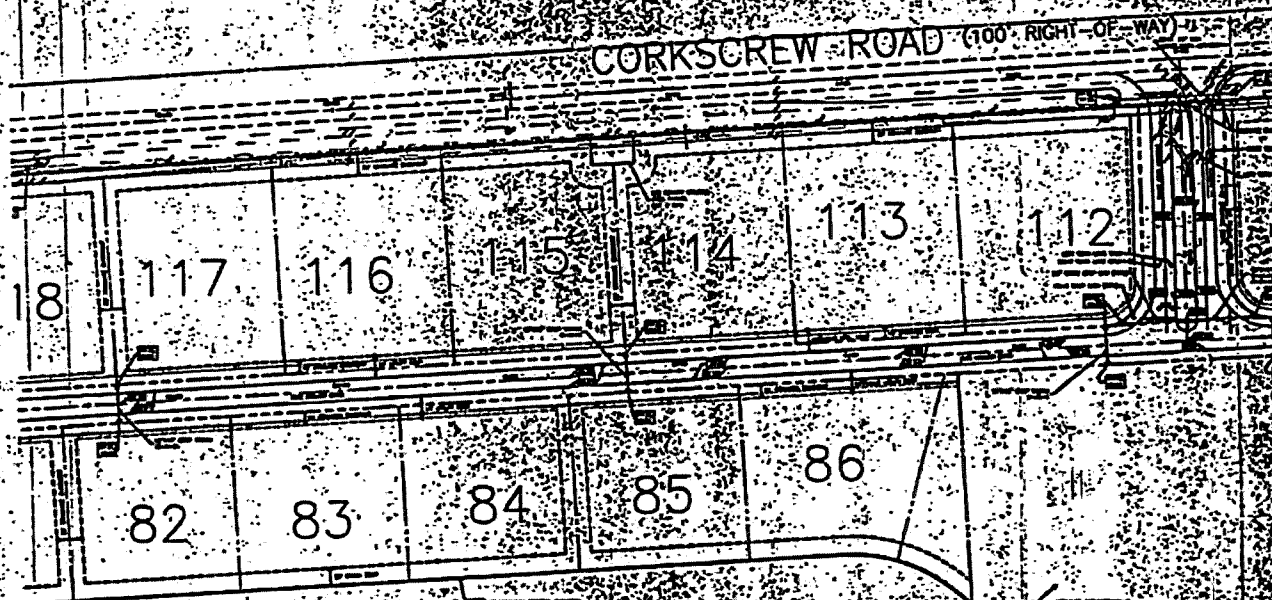
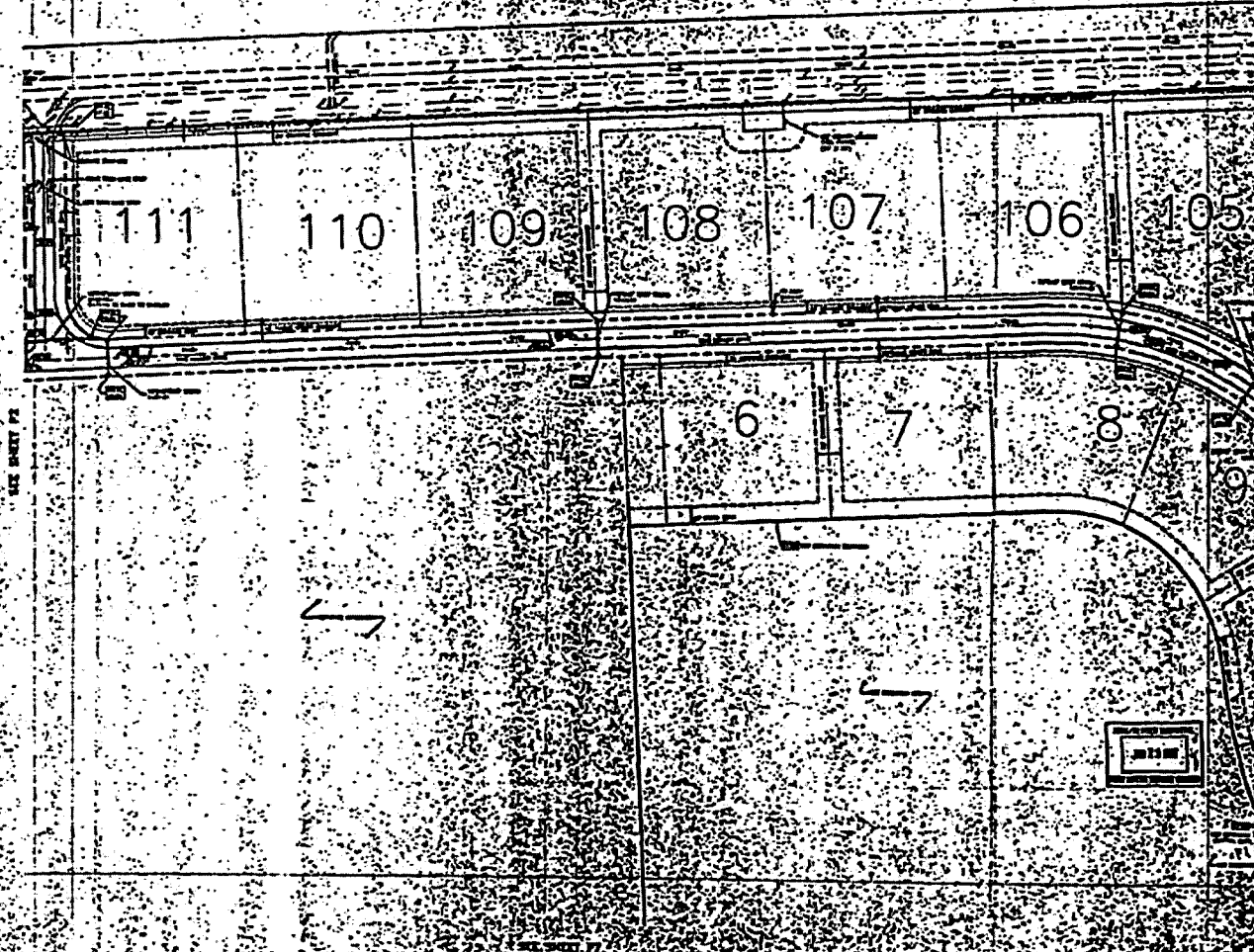
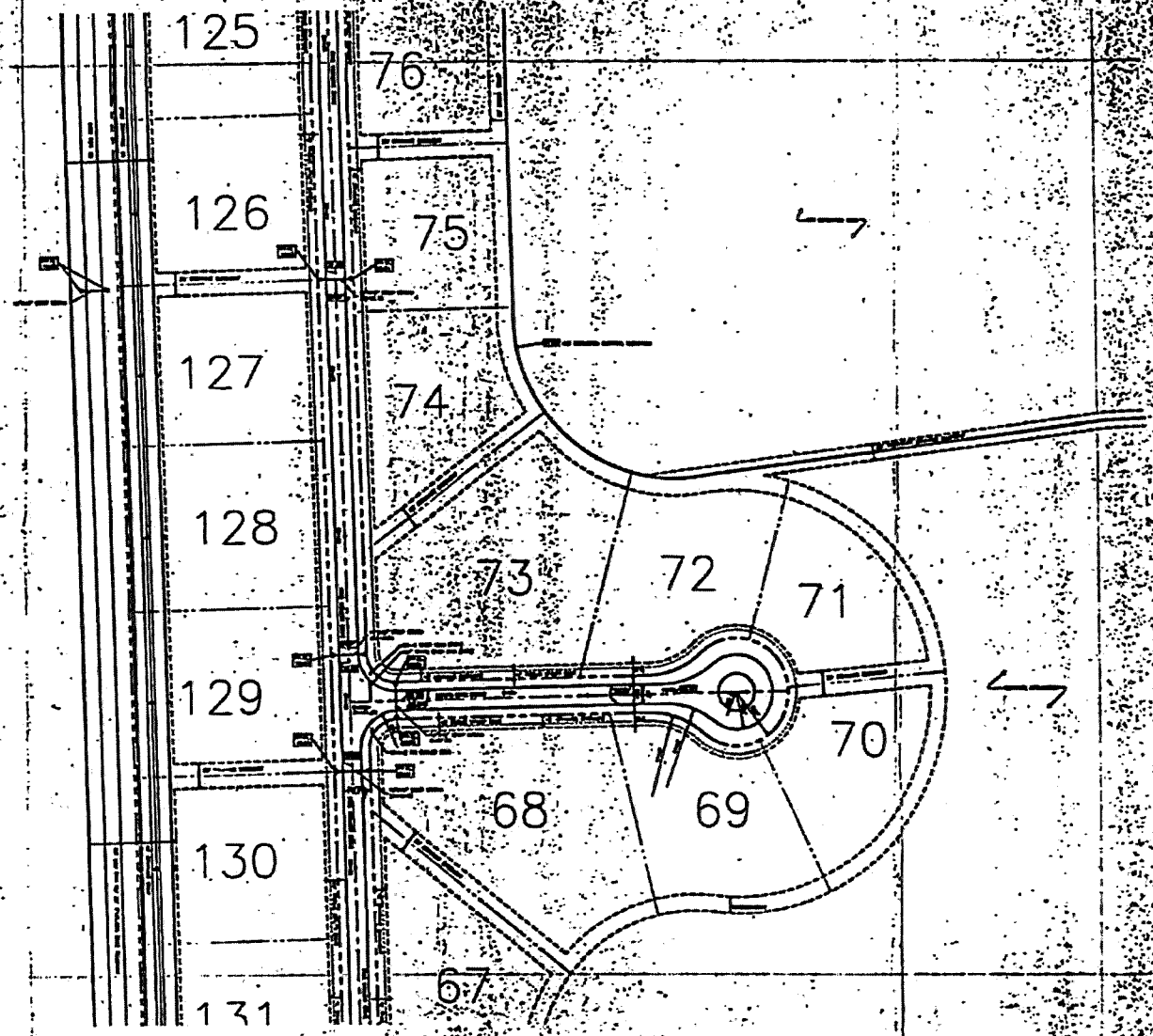


EXHIBIT 11

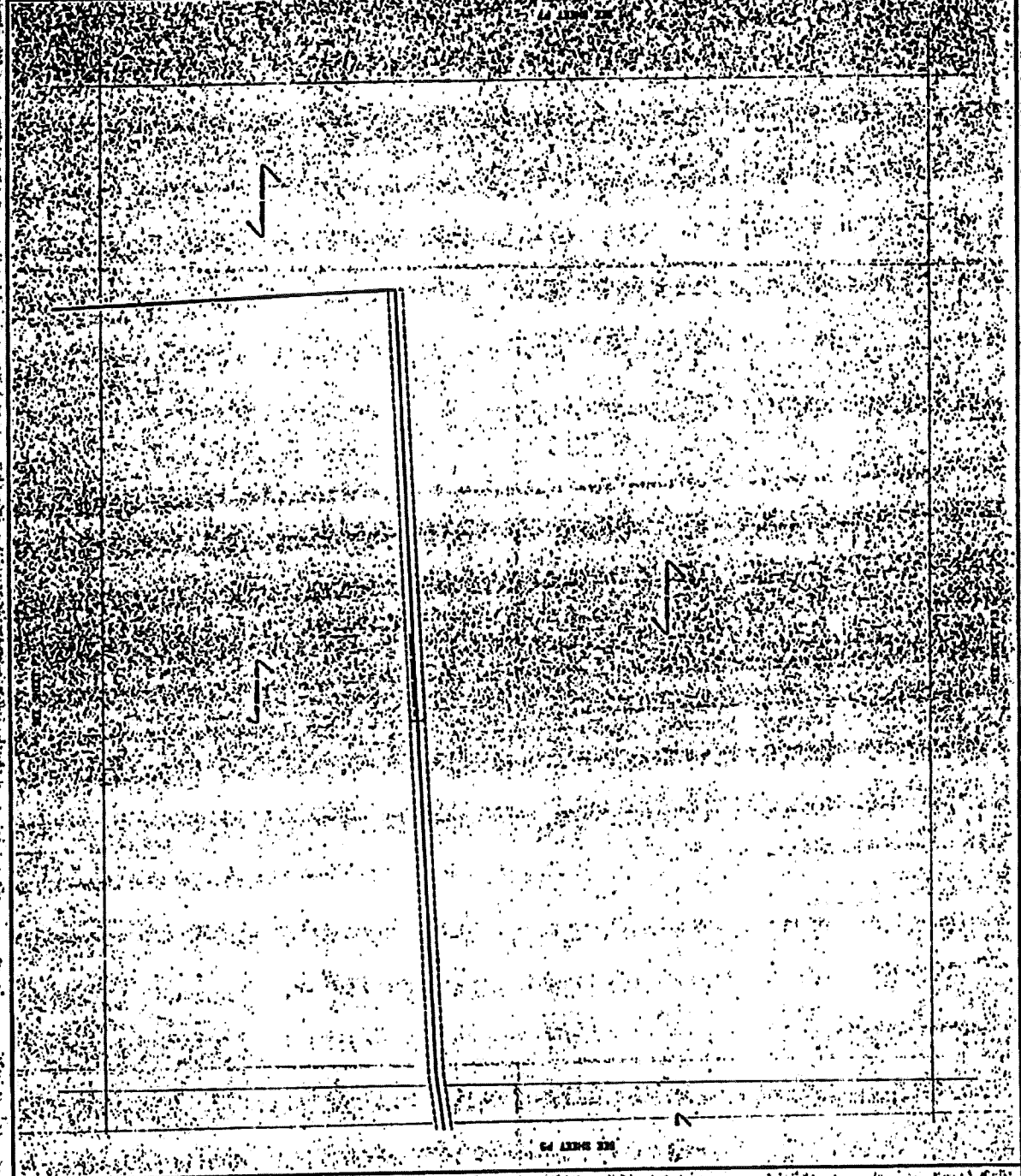


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EXHIBIT 13

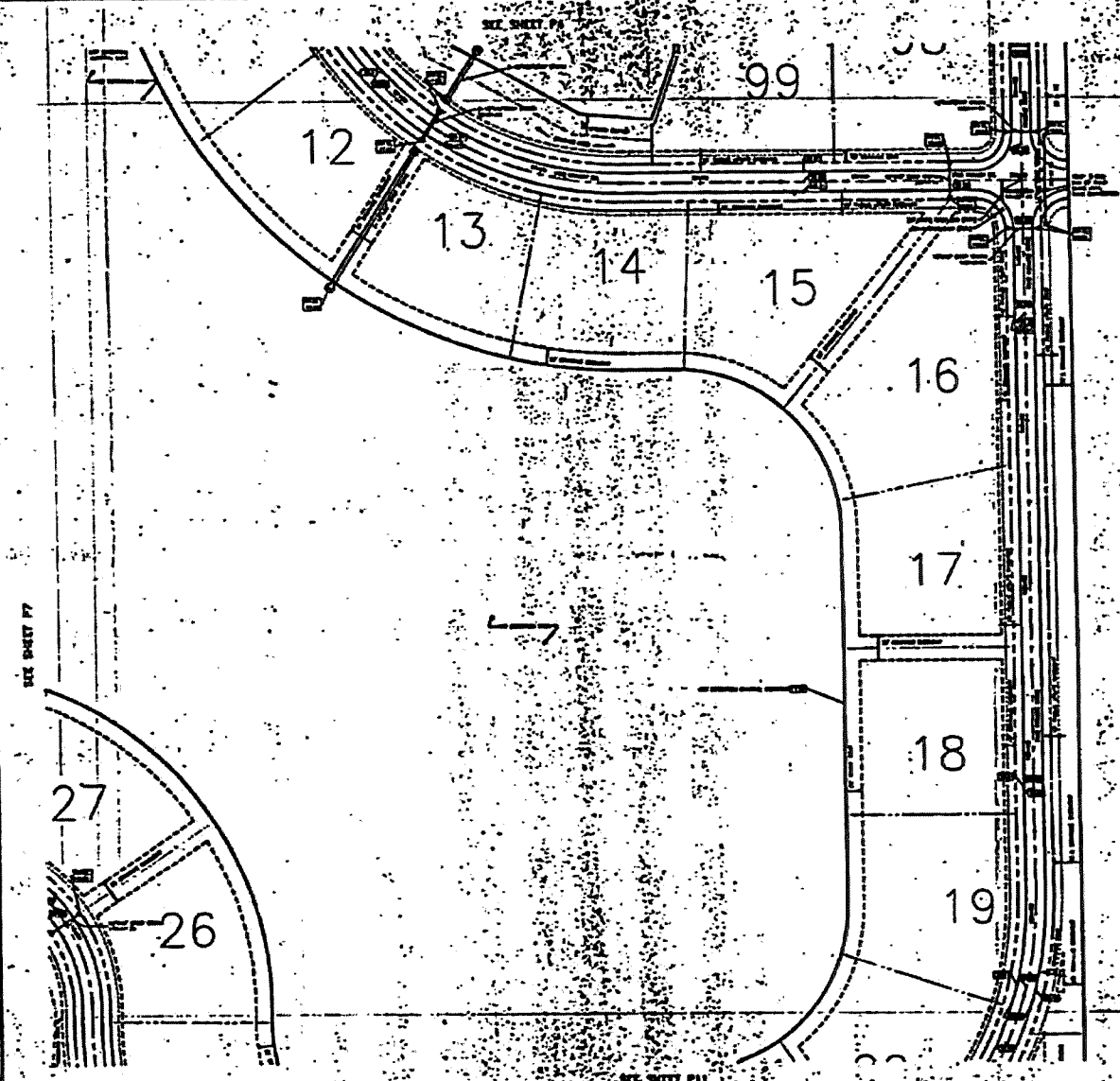


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| MD | |
| PAVING, GRADING & UTILITY PLAN | |
| SEE SHEET P-1 | |
| MORRIS - DEFEW ASSOCIATES, INC. | |
| DATE | 10/1/81 |
| BY | MD |
| CHKD | MD |
| APP'D | MD |



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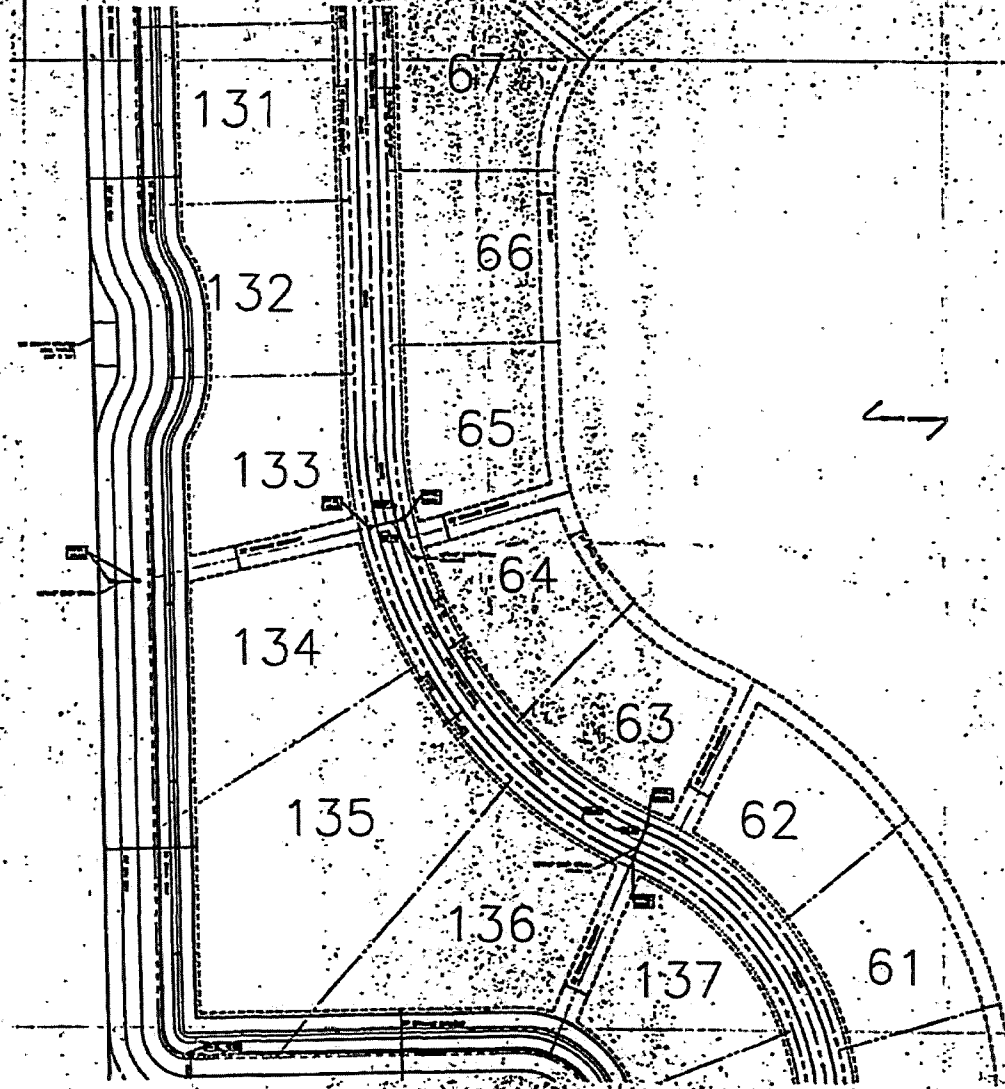
EXHIBIT 16



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| PAVING GRADING & ERI PLAN | |
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SCANNED

EXHIBIT 171



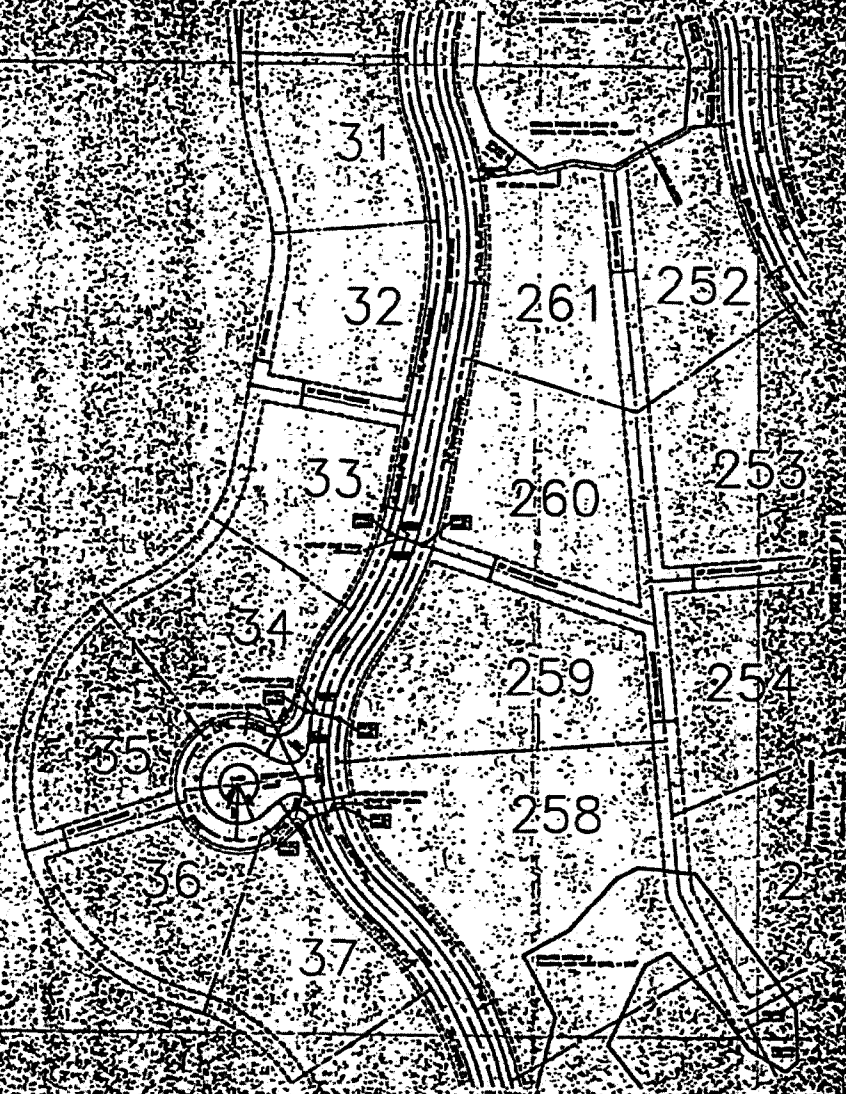
APR 13 1987

SEE SHEET P10

| | |
|---------------------------------|--|
| MD | |
| MORRIS - DEFEW ASSOCIATES, INC. | |
| CITY PLAN | |
| PAVING, GRADING | |
| APR 13 1987 | |
| SEE SHEET P12 | |

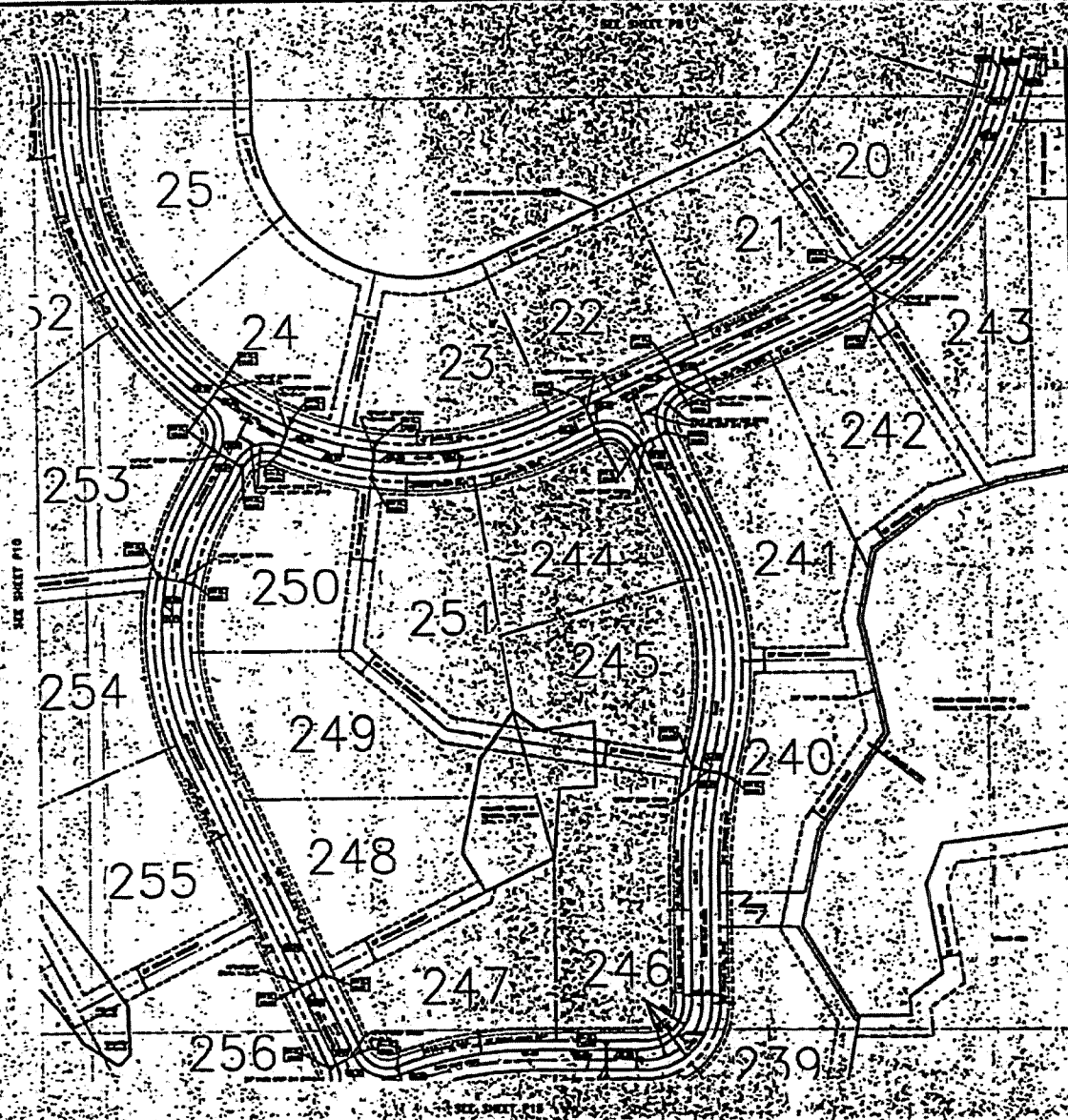
EXHIBIT 18

SEE SHEET 17



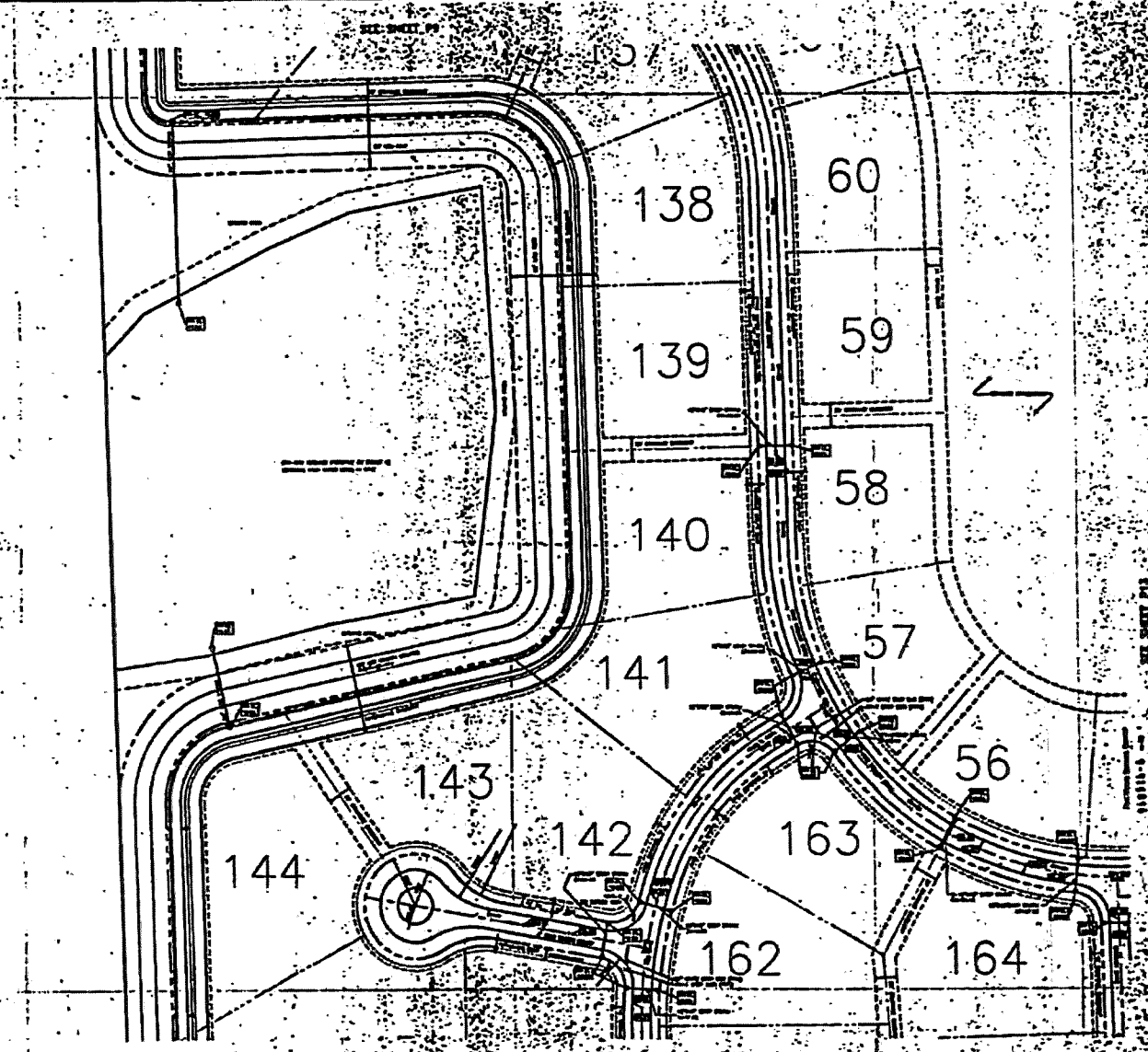
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EXHIBIT 19



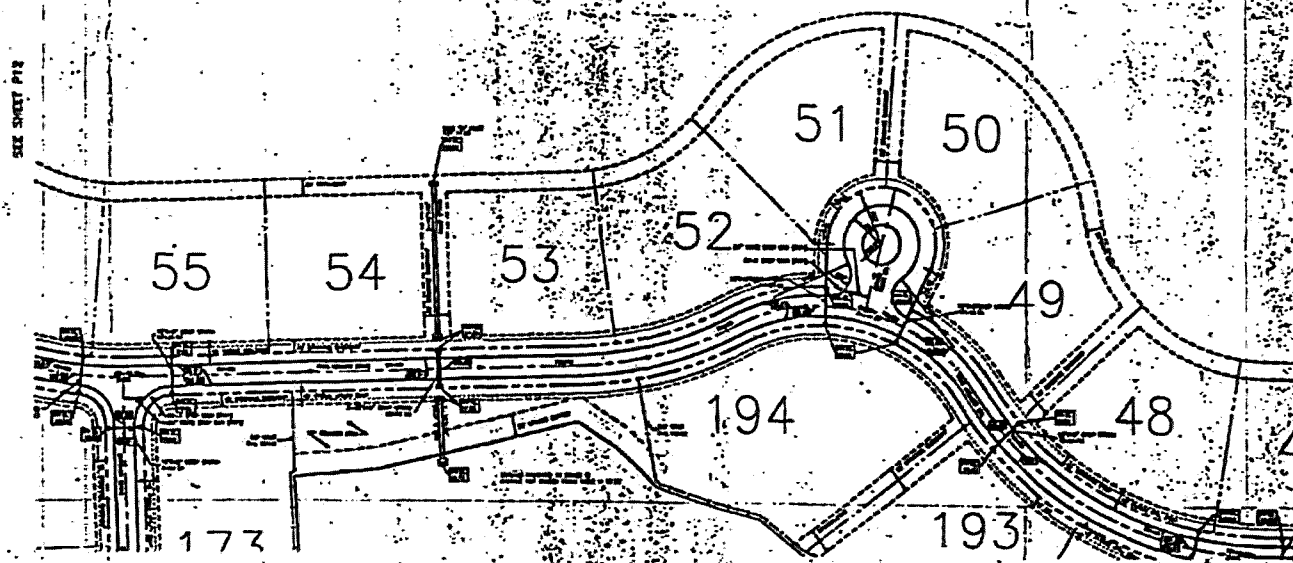
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EXHIBIT 20



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MORRIS DEFEEN ASSOCIATES, INC.
PAVING, GRADING, UTILITY PLAN
P12

EXHIBIT 21

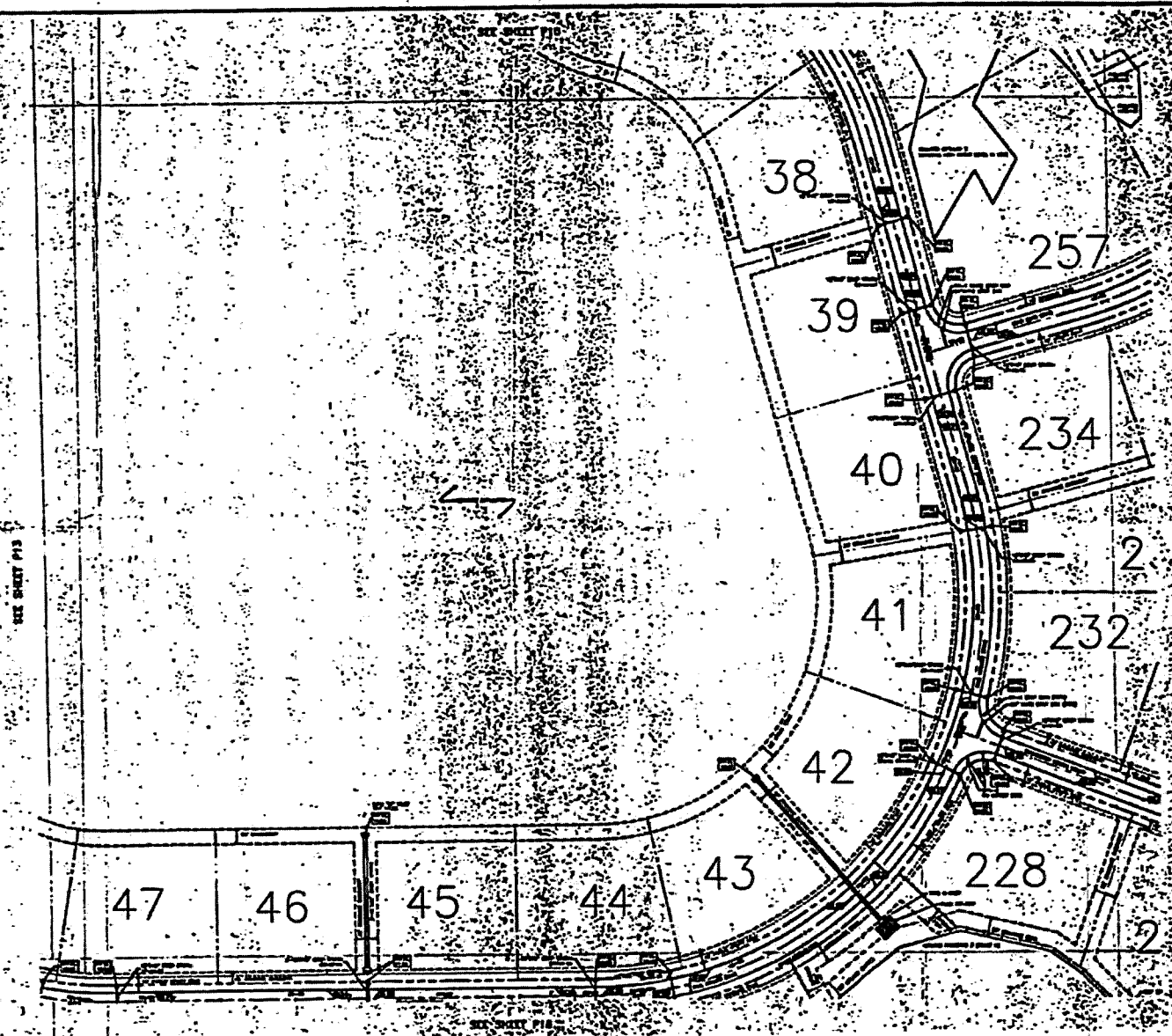


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BOX 5000-107

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| <div>  PAYING CREDIT UTILITY PLAN </div> | | <div>  MORRIS CREDIT ASSOCIATES, INC. 10000 Morris Avenue, Suite 100 Morris, NJ 07960 (908) 526-1111 </div> | | <div>  </div> | |
| <div>  PAYING CREDIT UTILITY PLAN </div> | | <div>  MORRIS CREDIT ASSOCIATES, INC. 10000 Morris Avenue, Suite 100 Morris, NJ 07960 (908) 526-1111 </div> | | <div>  </div> | |

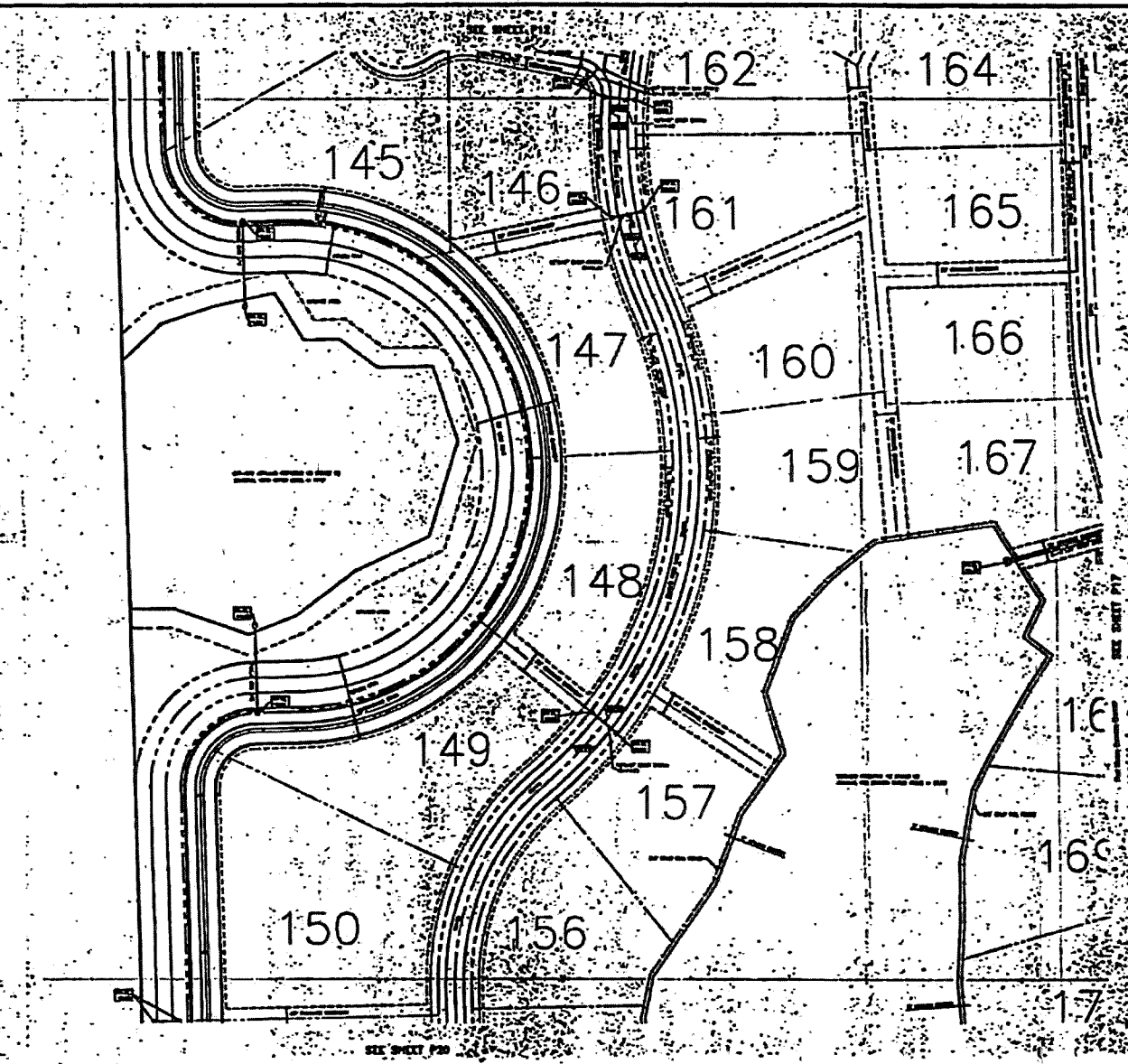
EXHIBIT 22



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| MD | |
| MORRIS - DEERY ASSOCIATES, INC. | |
| 10000 Rte. 100, Suite 100, Rockville, MD 20850 | |
| Tel: (301) 761-1000 | |
| Fax: (301) 761-1001 | |
| E-mail: morris@mda-inc.com | |
| City Plan | |
| Planning, Grading, Erosion Control | |
| P14 | |

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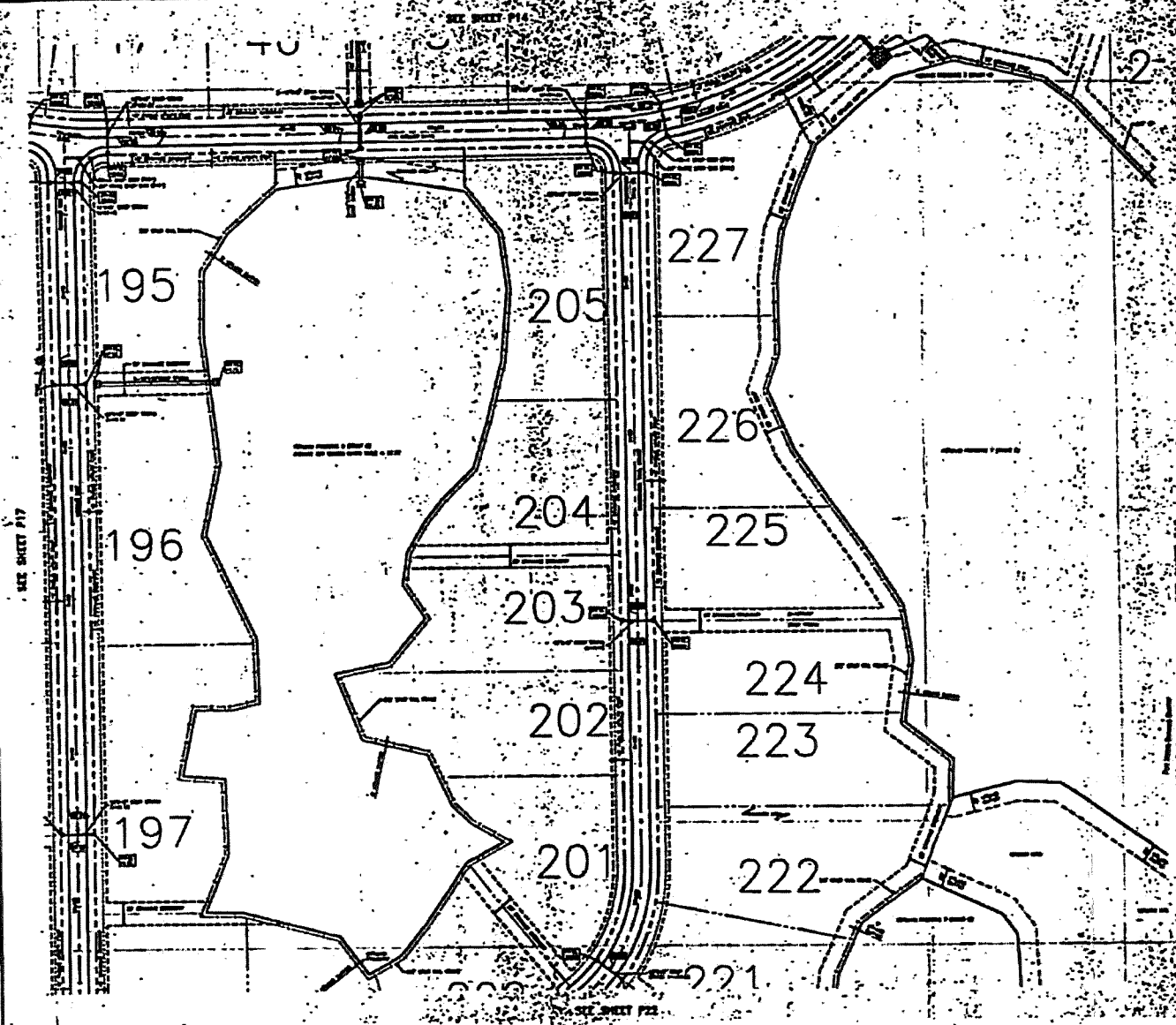
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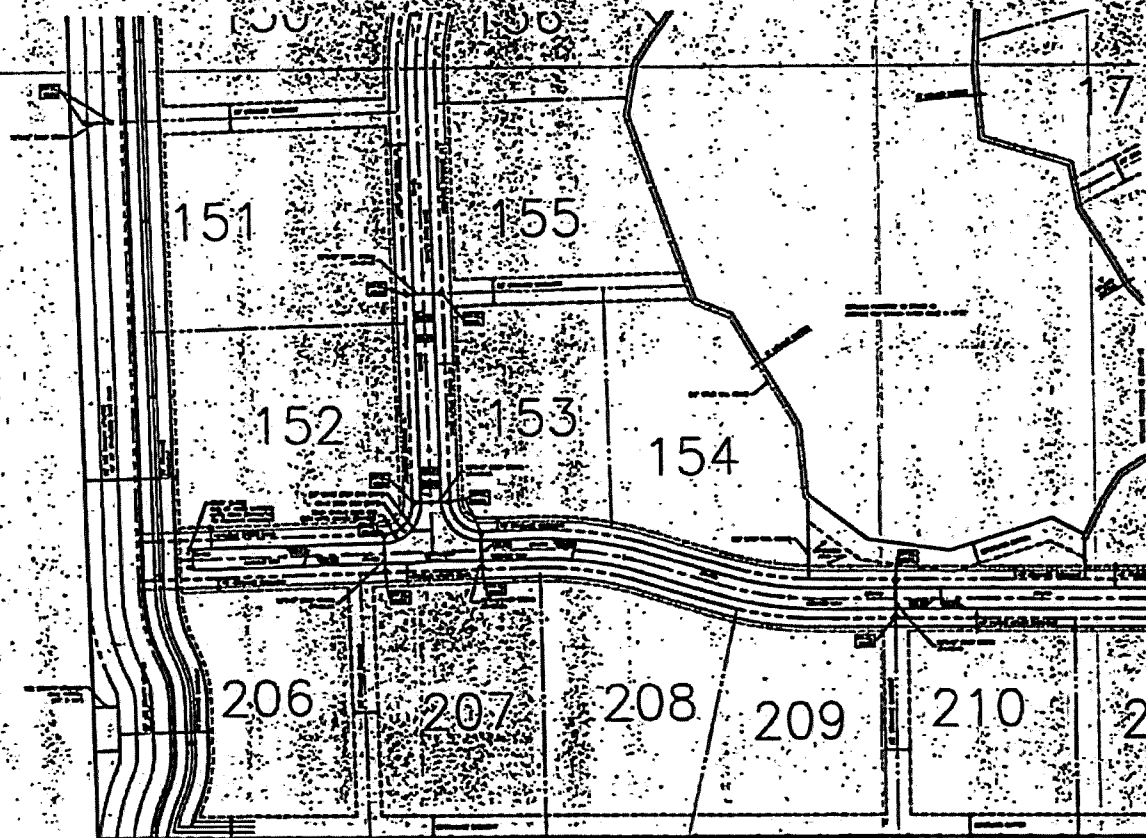
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| PARKING, GRADING, UTILITY PLAN | |
| MD HIGHWAY DESIGN ASSOCIATES, INC. | |
| 10000 WOODBURN ROAD, SUITE 100, WOODBURN, MD 21797 | |
| TEL: (410) 261-1100 FAX: (410) 261-1101 | |
| WWW.MDHA.COM | |
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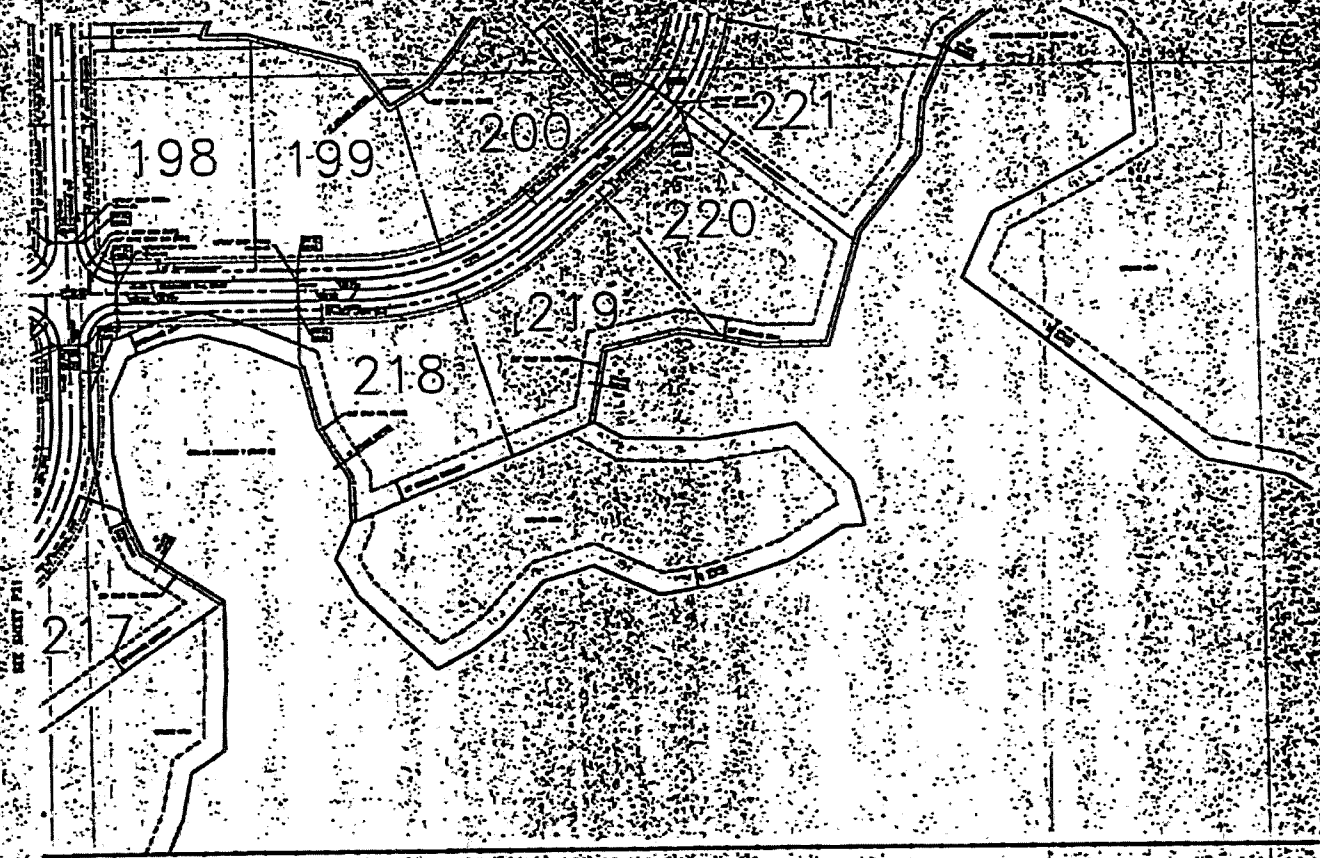
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| 1. NAME OF VENDOR: DEFENSE 2. ADDRESS: 1000 3. CITY: WASHINGTON 4. STATE: DC 5. ZIP: 20540 6. PHONE: 202-541-5000 7. FAX: 202-541-5000 8. E-MAIL: DEFENSE@DEFENSE.MIL 9. WEBSITE: WWW.DOD.MIL 10. COUNTRY: USA 11. DUNS NUMBER: 000000000 12. NAICS CODE: 336410 13. SIC CODE: 3520 14. CAGE CODE: 00000 15. UIC: 000000 16. FIPS: 000000 17. MVA: 000000 18. EIN: 000000000 19. DUNS: 000000000 20. NAICS: 336410 21. SIC: 3520 22. CAGE: 00000 23. UIC: 000000 24. FIPS: 000000 25. MVA: 000000 26. EIN: 000000000 27. DUNS: 000000000 28. NAICS: 336410 29. SIC: 3520 30. CAGE: 00000 31. UIC: 000000 32. FIPS: 000000 33. MVA: 000000 34. EIN: 000000000 35. DUNS: 000000000 36. NAICS: 336410 37. SIC: 3520 38. CAGE: 00000 39. UIC: 000000 40. FIPS: 000000 41. MVA: 000000 42. EIN: 000000000 43. DUNS: 000000000 44. NAICS: 336410 45. SIC: 3520 46. CAGE: 00000 47. UIC: 000000 48. FIPS: 000000 49. MVA: 000000 50. EIN: 000000000 51. DUNS: 000000000 52. NAICS: 336410 53. SIC: 3520 54. CAGE: 00000 55. UIC: 000000 56. FIPS: 000000 57. MVA: 000000 58. EIN: 000000000 59. DUNS: 000000000 60. NAICS: 336410 61. SIC: 3520 62. CAGE: 00000 63. UIC: 000000 64. FIPS: 000000 65. MVA: 000000 66. EIN: 000000000 67. DUNS: 000000000 68. NAICS: 336410 69. SIC: 3520 70. CAGE: 00000 71. UIC: 000000 72. FIPS: 000000 73. MVA: 000000 74. EIN: 000000000 75. DUNS: 000000000 76. NAICS: 336410 77. SIC: 3520 78. CAGE: 00000 79. UIC: 000000 80. FIPS: 000000 81. MVA: 000000 82. EIN: 000000000 83. DUNS: 000000000 84. NAICS: 336410 85. SIC: 3520 86. CAGE: 00000 87. UIC: 000000 88. FIPS: 000000 89. MVA: 000000 90. EIN: 000000000 91. DUNS: 000000000 92. NAICS: 336410 93. SIC: 3520 94. CAGE: 00000 95. UIC: 000000 96. FIPS: 000000 97. MVA: 000000 98. EIN: 000000000 99. DUNS: 000000000 100. NAICS: 336410 101. SIC: 3520 102. CAGE: 00000 103. UIC: 000000 104. FIPS: 000000 105. MVA: 000000 106. EIN: 000000000 107. DUNS: 000000000 108. NAICS: 336410 109. SIC: 3520 110. CAGE: 00000 111. UIC: 000000 112. FIPS: 000000 113. MVA: 000000 114. EIN: 000000000 115. DUNS: 000000000 116. NAICS: 336410 117. SIC: 3520 118. CAGE: 00000 119. UIC: 000000 120. FIPS: 000000 121. MVA: 000000 122. EIN: 000000000 123. DUNS: 000000000 124. NAICS: 336410 125. SIC: 3520 126. CAGE: 00000 127. UIC: 000000 128. FIPS: 000000 129. MVA: 000000 130. EIN: 000000000 131. DUNS: 000000000 132. NAICS: 336410 133. SIC: 3520 134. CAGE: 00000 135. UIC: 000000 136. FIPS: 000000 137. MVA: 000000 138. EIN: 000000000 139. DUNS: 000000000 140. NAICS: 336410 141. SIC: 3520 142. CAGE: 00000 143. UIC: 000000 144. FIPS: 000000 145. MVA: 000000 146. EIN: 000000000 147. DUNS: 000000000 148. NAICS: 336410 149. SIC: 3520 150. CAGE: 00000 151. UIC: 000000 152. FIPS: 000000 153. MVA: 000000 154. EIN: 000000000 155. DUNS: 000000000 156. NAICS: 336410 157. SIC: 3520 158. CAGE: 00000 159. UIC: 000000 160. FIPS: 000000 161. MVA: 000000 162. EIN: 000000000 163. DUNS: 000000000 164. NAICS: 336410 165. SIC: 3520 166. CAGE: 00000 167. UIC: 000000 168. FIPS: 000000 169. MVA: 000000 170. EIN: 000000000 171. DUNS: 000000000 172. NAICS: 336410 173. SIC: 3520 | |
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EXHIBIT 28



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| MD | | MORRIS - DEFEW ASSOC., INC. | | 2017 | |
| DATE | 10/10/17 | BY | MD | PROJECT | 2017 |
| REVISION | | DATE | | BY | |
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EXHIBIT 30



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Corkscrew Woods Monitoring and Maintenance Plan

The wetland mitigation program involves four different activities. These include the enhancement of 1.69 acres of heavily melaleuca invaded wetlands, onsite preservation of 41.03 acres of cypress wetlands, offsite preservation of 6.83 acres of cypress wetlands, and offsite preservation of 10.40 acres of high quality uplands.

Wetland Enhancement

Approximately 1.69 acres, forming the eastern perimeter of wetland ID 14, have become heavily invaded with large melaleuca. Exotics in this area of the wetland will be mechanically removed and the area will be allowed to naturally recruit for the first year. At that time, the area will be evaluated and a determination will be made as to the effectiveness of natural recruitment. If recruitment is unsuccessful, the area will be planted and monitored for 5 years to ensure >80 percent coverage by desirable wetland species. Monitoring will be in accordance to SFWMD guidelines and will include the following:

- Panoramic Photographs
- Water Level Measurements
- Description of Vegetation Composition and Percent Coverage
- Survival Rate of Planted Vegetation
- Percent Cover with Nuisance Species
- Percent Cover with Exotic Species
- Summary of Wildlife Utilization
- Summary of Wetland Maintenance Performed to Date.

The goal of the enhancement effort is to achieve an 80% coverage with native, non-nuisance wetland species, less than 10% coverage by nuisance species and 0% coverage by exotics. Maintenance will be conducted on a semi annual basis. Exotic control and nuisance species control will be done as necessary and supplemental plantings will be installed to maintain an 80% survival rate of planted material. Exotic and nuisance species control will be implemented manually using an approved herbicide

Tree Plantings

Tree planting will consist of 70% cypress. Other plantings will include a minimum of three of the following species:

- Cabbage Palm
- Laurel Oak
- Red Maple
- Dahoon Holly
- Swamp Bay
- Slash Pine

Spacing of the trees will be on 25 foot centers. The trees will be 3 gallon size.

EXHIBIT 32A

Wetland Preservation

An additional 47.86 acres of wetlands will be preserved as part of the mitigation effort. Exotics in these areas will be selectively removed as necessary to meet or exceed district standards. See "Monitoring Overview" for wetlands to be monitored and transect, staff gauge, and photo point locations. Monitoring will be in accordance to SFWMD guidelines and will include the following:

- Panoramic Photographs
- Water Level Measurements
- Description of Vegetation Composition and Percent Coverage
- Survival Rate of Planted Vegetation
- Percent Cover with Nuisance Species
- Percent Cover with Exotic Species
- Summary of Wildlife Utilization
- Summary of Wetland Maintenance Performed to Date

The goal of the enhancement effort is to achieve an 80% coverage with native, non-nuisance wetland species, less than 10% coverage by nuisance species and 0% coverage by exotics. Maintenance will be conducted on a semi annual basis. Control of exotics and nuisance species will be accomplished manually, using an approved herbicide.

Upland Compensation

An additional 10.40 acres of uplands will be preserved and placed under a Conservation Easement. Exotic control will be implemented using selective treatment and an approved herbicide.

The goal of the enhancement effort is to achieve an 80% coverage with native, non-nuisance species, less than 10% coverage by nuisance species and 0% coverage by exotics. Maintenance will be conducted on a semi annual basis. Control of exotics and nuisance species will be accomplished manually, using an approved herbicide.

EXHIBIT 32B

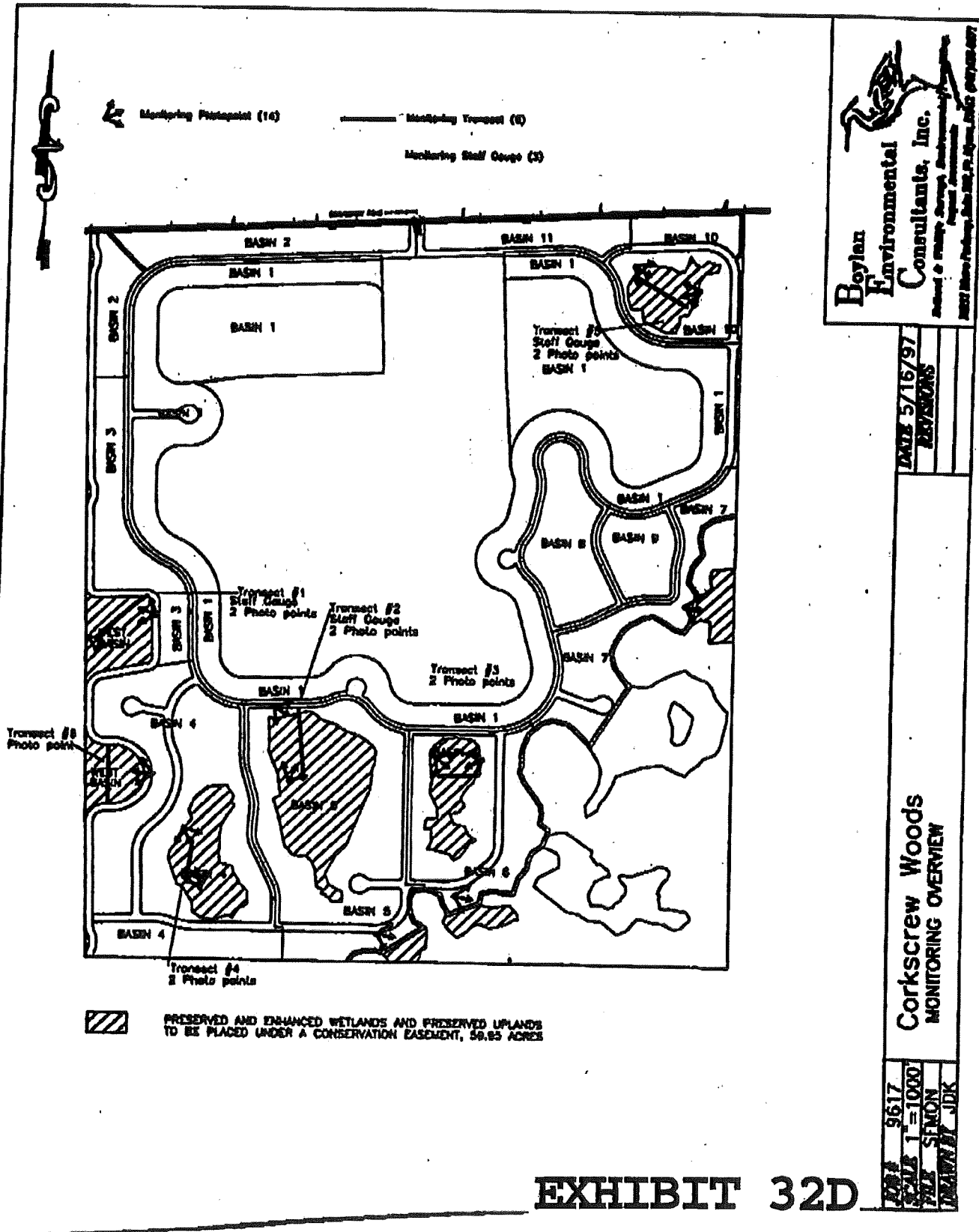
SCANNED

**Corkscrew Woods
Mitigation Summary**

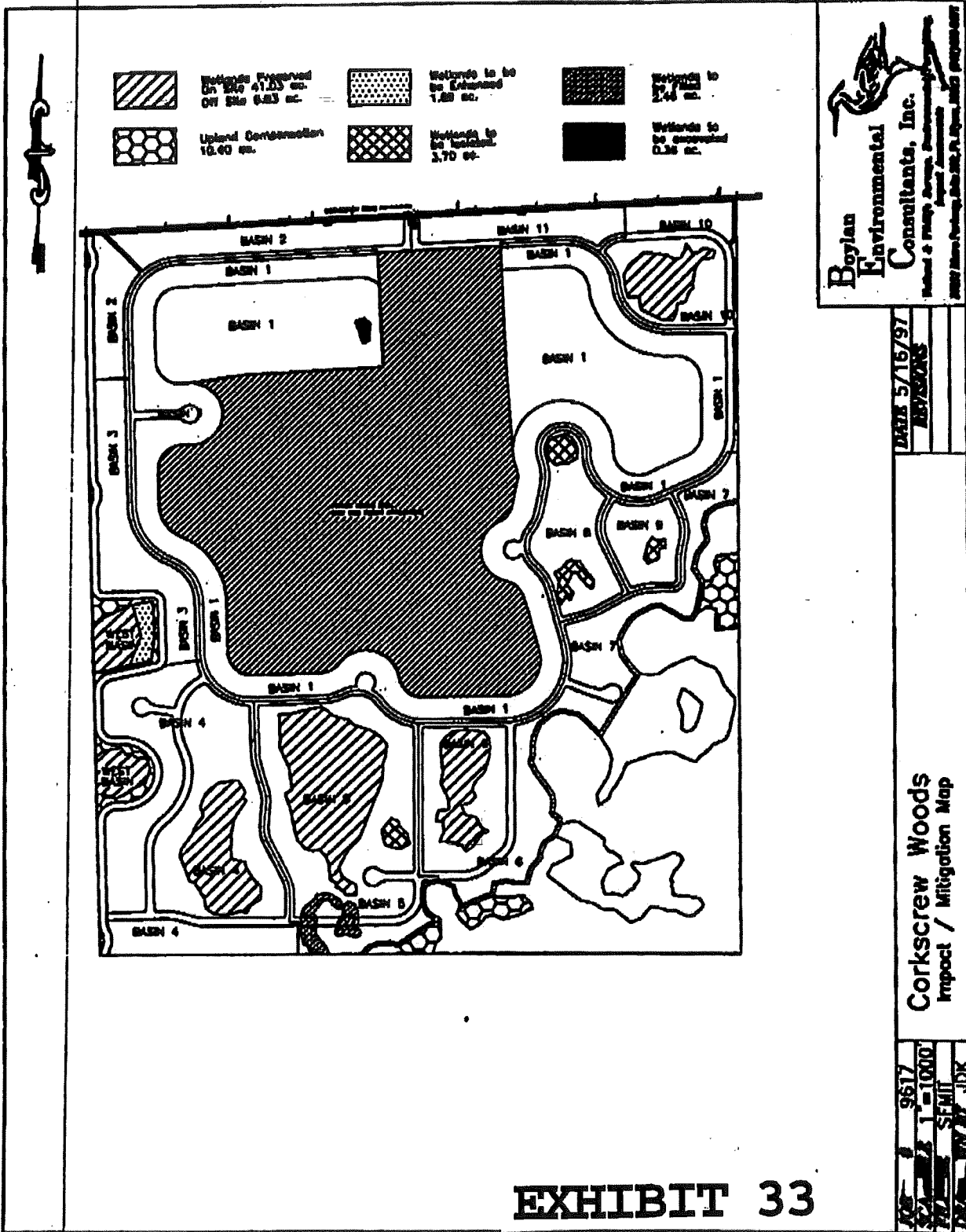
The plan includes direct impacts to 2.82 acres of wetlands. These wetlands include the isolated cypress wetland located in the middle of the farm field and the Brazilian pepper area located near the southern property line. Another 3.70 acres of wetlands will be isolated within the development. Of the remaining wetlands 49.55 acres will be preserved, enhanced and placed under a Conservation Easement. The remaining 77.57 acres of wetlands will be preserved off site and are not included as part of the SPWMD mitigation plan. These areas will not be placed under an easement.

Mitigation for 6.52 acres of impact will be provided through the preservation of 47.86 acres of wetlands. Another 1.69 acres of wetlands will be enhanced. The existing melaleuca will be mechanically removed and the area replanted with mixed wetland forest. The tree density will be based on 25 foot centers, but the actual plantings will be clustered. The material installed will include 3 gallon sizes. Another 10.40 acres of uplands will be preserved and maintained as upland compensation. The locations of these areas are shown on the attached drawings. These uplands will also be placed under a conservation easement.

EXHIBIT 32C

**EXHIBIT 32D**

SCANNED



Boylan Environmental Consultants, Inc.
 Robert A. Boylan, President
 10000 N. W. 11th Ave., Suite 100
 Fort Lauderdale, FL 33309
 Phone: (305) 555-1111
 Fax: (305) 555-1112

| | |
|---|-----------|
| DATE 5/16/97 | REVISED |
| Corkscrew Woods Impact / Mitigation Map | |
| NO. 9617 | 1 = 1000' |
| DATE 5/16/97 | SFMT |
| DATE 5/16/97 | JDK |

EXHIBIT 33

ADDL/REVISED SUGGESTAL

APR 15 1997

FORT MYERS SERVICE CENTER

Signed, sealed and delivered
our presence as witnesses:

Tim McEllices

Print Name:

Jim Brantley

Print Name:

By:

~~XXXXXXXXXXXX~~

Print Name:

Harvey Youngquist

Title: Partner

STATE OF FLORIDA

Fort Myers Service Center

960516-6

Application Number

) ss:

COUNTY OF Lee

On this 18 day of March, 1997, before me, the undersigned notary public, personally appeared HARVEY YOUNGQUIST, personally known to me to be the person who subscribed to the foregoing instrument and did not take an oath, as the (position) PARTNER, of (corporation) Youngquist Brothers Equities, and acknowledged that he executed the same on behalf of Youngquist Brothers Equities and that he was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Christine M. Wyatt

Print Name: CHRISTINE M. WYATT

My Commission Expires:

Sept 16, 2000

South Florida Water Management District
Legal Form Approved: SFWMD

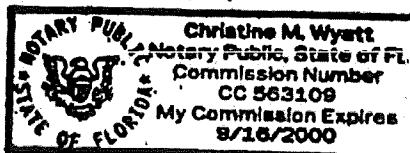


EXHIBIT 34D

SCANNED

Fort Myers Service Center

960516-6

Application Number

ADDL/REVISED SUBMITTAL

APR 15 1997

FORT MYERS SERVICE CENTER

Conservation Easement:

To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are permitted or required by the permit, the following activities are prohibited in or on the Property:

Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic vegetation in accordance with a District approved maintenance plan;

Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

Surface use except for purposes that permit the land or water area to remain in its natural condition;

Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

Acts or uses detrimental to such aforementioned retention of land or water areas;

Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any District rule, criteria, permit and the intent and purposes of this Conservation Easement.

No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

Grantee shall not be responsible for any costs or liabilities related to the

EXHIBIT 34C

ADDL/REVISED SUBMITTAL

APR 15 1997

FORT MYERS SERVICE CENTER

operation, upkeep or maintenance of the Property.

Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws.

If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

The terms, conditions, restrictions and purpose of this conservation easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Property. Any future holder of the Grantor's interest in the Property shall be notified in writing by Grantor of this conservation easement.

This conservation easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Lee County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this conservation easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances; that Grantor has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the conservation easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, _____ has hereunto set its
authorized hand this _____ day of _____ 199__.

Fort Myers Service Center

960516-6

Application Number

EXHIBIT 34B

SCANNED

Fort Myers Service Center

960516-6

Application Number

ADDL/REVISED SUBMITTAL

APR 15 1997

FORT MYERS SERVICE CENTER

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 18 day
of March, 1997, by Hammquist Bros. Co. - Harvey Hammquist
(address) 15465 PINE BRIDGE RD. FORT MYERS FLA.
33908

("Grantor") to the South Florida Water Management District ("Grantee"). As used herein, the term Grantor shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term Grantee shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the owner of certain lands situated in Lee County, Florida, and more specifically described in Exhibit A attached hereto and incorporated herein ("Property"); and

WHEREAS, the Grantor desires to construct (name of project) DOCKSCREW Woods ("Project") at a site in Lee County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); and

WHEREAS, District Permit No. _____ ("Permit") authorizes certain activities which affect surface waters in or of the State of Florida; and

WHEREAS, this Permit requires that the Grantor preserve and/or mitigate wetlands under the District's jurisdiction; and

WHEREAS, the Grantor has developed and proposed as part of the permit conditions conservation tract and maintenance buffer involving preservation of certain wetland and/or upland systems on the Property; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual conservation easement as defined in Section 704.06, Florida Statutes (1995), over the Property.

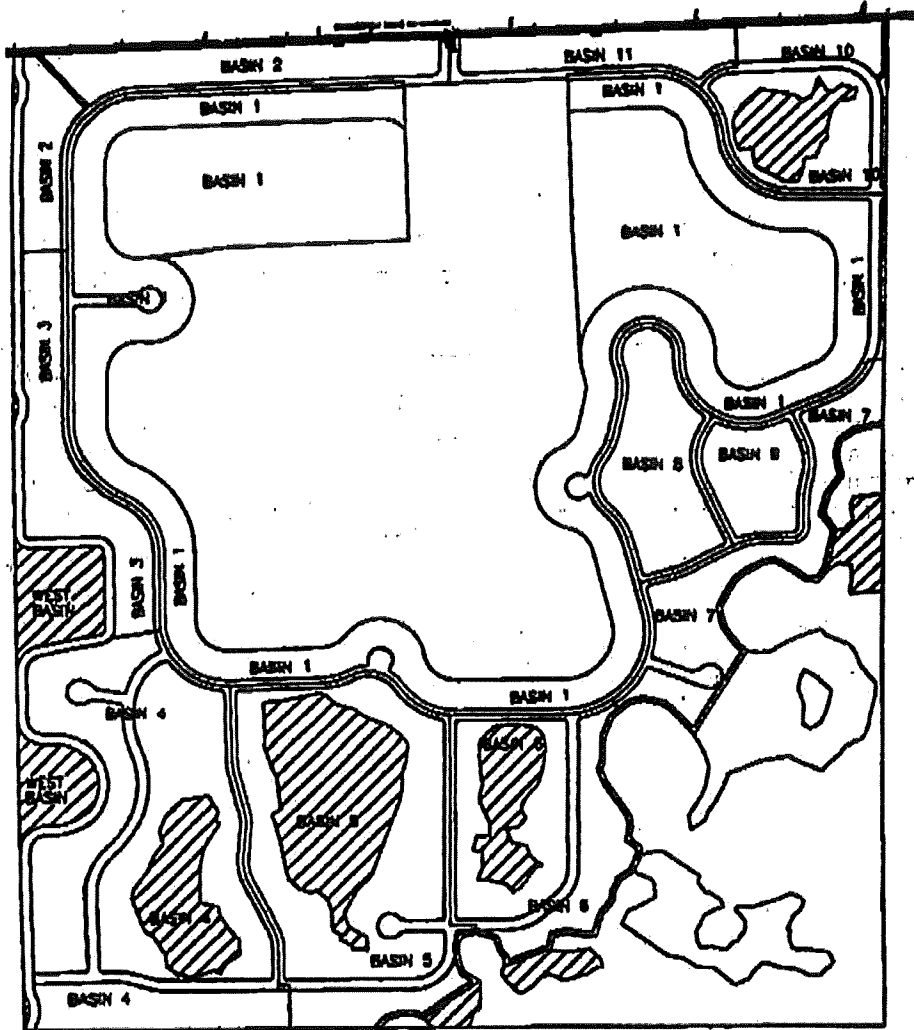
NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the Grantee upon the Property which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this conservation easement shall be as follows:

It is the purpose of this conservation easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife.

To carry out this purpose, the following rights are conveyed to Grantee by this

EXHIBIT 34A



PRESERVED AND ENHANCED WETLANDS AND PRESERVED UPLANDS TO BE PLACED UNDER A CONSERVATION EASEMENT, 60.95 ACRES

Boylan Environmental Consultants, Inc.
 10000 N. US Highway 1, Suite 100, Ft. Myers, FL 33903
 (813) 939-0000
 FAX (813) 939-0001

| |
|--------------|
| DATE 5/16/97 |
| REVISIONS |
| |
| |

Corkscrew Woods
 Preliminary Plat

| |
|----------------|
| PLAT 9617 |
| SCALE 1"=1000' |
| FILE PPLAT |
| DRAWN BY JDC |

EXHIBIT 35

STAFF REPORT DISTRIBUTION LIST

PROJECT: CORKSCREW WOODS
APPLICATION NUMBER: 960516-6

INTERNAL DISTRIBUTION

Reviewer:

☒ Dawn Dowling
☒ Jacqueline G. Rippe, P.E.
☒ Karen M. Johnson
☒ Richard H. Thompson, P.E.
 M. Cruz - REG
 J. Golden - REG
 E. Hopkins - UDP
☒ R. Robbins - NRM
☒ Service Center Director - FTM
☒ A. Waterhouse - REG
☒ Enforcement
☒ Environmental PPC Reviewer
☒ Field Engineering
☒ Office of Counsel

GOVERNING BOARD MEMBERS

Mr. Mitchell W. Berger
Ms. Vera Carter
Mr. William Graham
Mr. William Hammond
Mr. Richard Machek
Mr. Michael Minton
Mr. Eugene K. Pettis
Ms. Miriam Singer
Mr. Frank Williamson, Jr.

DEPT. OF ENVIRONMENTAL PROTECTION

☒ Ft. Myers

EXTERNAL DISTRIBUTION

☒ Owner:
 BILL HUGHES TRUSTEE

☒ Applicant:
 YOUNGQUIST BROTHERS

☒ Applicant's Consultant:
 MORRIS DEPEW & ASSOCIATES P E

☒ Engineer, County of:
 LEE

Engineer, City of:

Local Drainage District:

COUNTY

☒ Lee -Dept of Environmental
 Protection
 -Development & Review
 -Mosquito Control

BUILDING AND ZONING

OTHER

☒ Brian Kenedy
☒ Clara Anne Graham-Elliott
☒ Div of Recreation and Park - District 8
☒ F.G.F.W.F.C.
☒ Florida Audubon - Charles Lee
☒ S.W.F.R.P.C. - Glenn Heath



Form 6071

APPLICATION NUMBER

960516-6

FORT MYERS SERVICE CENTER

FOR AGENCY USE ONLY

ACOE Application # _____
Date Application Received _____
Proposed Project Lat. _____
Proposed Project Long. _____

DEPAWMD Application # _____
Date Application Received _____
Fee Received \$ _____
Fee Receipt # _____

SECTION A

Are any of the activities described in this application proposed to occur in, on, or over wetlands or other surface waters? ☒ yes ☐ no

Is this application being filed by or on behalf of a government entity or drainage district?

☐ yes ☒ no

A. Type of Environmental Resource Permit Requested (check at least one)

- ☐ Noticed General - Include information requested in Section B.
☐ Standard General (Single Family Dwelling) - Include information requested in Sections C and D.
☐ Standard General (all other projects) - Include information requested in Sections C and E.
☒ Individual (Single Family Dwelling) - include information requested in Sections C and D.
☐ Individual (all other projects) - include information requested in Sections C and E.
☐ Conceptual - Include information requested in Sections C and E.
☐ Mitigation Bank Permit (construction) - Include information requested in Section C and F. (If the proposed mitigation bank involves the construction of a surface water management system requiring another permit defined above, check the appropriate box and submit the information requested by the applicable section.)
☐ Mitigation Bank (conceptual) - include information requested in Section C and F.

B. Type of activity for which you are applying (check at least one)

- ☒ Construction or operation of a new system including dredging or filling in, on or over wetlands and other surface waters.
☐ Alteration or operation of an existing system which was not previously permitted by a WMD or DEP.
☐ Modification of a system previously permitted by a WMD or DEP. Provide previous permit numbers.

- ☐ Alteration of a system ☐ Extension of permit duration ☐ Abandonment of a system
☐ Construction of additional phases of a system ☐ Removal of a system

Are you requesting authorization to use State Owned Lands. ☐ yes ☒ no
(If yes include the information requested in Section G.)

For activities in, on or over wetlands or other surface waters, check type of federal dredge and fill permit requested:

- ☐ Individual ☐ Programmatic General
☐ General ☐ Nationwide ☒ Not Applicable

Are you claiming to qualify for an exemption? ☐ yes ☒ no
If yes provide rule number if known. _____

ORIGINAL SUBMITTAL

MAY 16 1996

FORT MYERS SERVICE CENTER



Form 0271

| OWNER(S) OF LAND | ENTITY TO RECEIVE PERMIT (IF OTHER THAN OWNER) |
|--|---|
| NAME Bill Hughes, Trustee | NAME Harvey Youngquist |
| ADDRESS 1470 Royal Palm Sq. Blvd. | ADDRESS 15401 Alico Road |
| CITY, STATE, ZIP Ft. Myers, FL 33919 | CITY, STATE, ZIP Ft. Myers, FL 33913 |
| COMPANY AND TITLE Trustee | COMPANY AND TITLE Alico Lakes, Inc. Owner |
| TELEPHONE (941) 939-2233 FAX (941) 939-0554 | TELEPHONE (941) 267-2700 FAX (941) 267-5060 |
| AGENT AUTHORIZED TO SECURE PERMIT (IF AN AGENT IS USED) | CONSULTANT (IF DIFFERENT FROM AGENT) |
| NAME Michael W. Morris, P.E. | NAME |
| COMPANY AND TITLE Chairman Morris-Depew Associates, Inc. | COMPANY AND TITLE |
| ADDRESS 2216 Altamont Avenue | ADDRESS |
| CITY, STATE, ZIP Ft. Myers, FL 33901 | CITY, STATE, ZIP |
| TELEPHONE (941) 337-3993 FAX (941) 337-3994 | TELEPHONE () FAX () |

Name of project, including phase if applicable Corkscrew Woods is this application for part of a multi-phase project? ☒ yes ☐ no

Total applicant-owned area contiguous to the project 745 ac

Total project area for which a permit is sought 635.55 ac

Impervious area for which a permit is sought 48.98 ac

What is the total area (metric equivalent for federally funded projects) of work in, on, or over wetlands or other surface waters?
2.46 acres 107,225 square feet 0.9963 hectares 14,249.01 square meters

Number of new boat slips proposed. ---

Project location (use additional sheets, if needed)

County(ies) Lee

Section(s) 21 Township 46 Range 26

Section(s) 28 Township 46 Range 26

Land Grant name, if applicable N/A

Tax Parcel Identification Number 21-46-26-00-00001.0010 & 28-46-26-00-00001.0000

Street address, road, or other location Corkscrew Road Between I-75 & Alico

City, Zip Code if applicable

APPLICATION NUMBER

960516-6

Describe in general terms the proposed project, system, or activity. FT MYERS SERVICE CENTER

Construction & operation of a S. M. system serving a 745 acre phased residential development. Phase I will include construction of a 223.9 acre lake, the project perimeter berm & project outfall structure. Phase 2 will include the development of roads, utilities & the balance of the storm water system.

If there have been any pre-application meetings, including at the project site, with regulatory staff, please list the date(s), location(s), and names of key staff and project representatives.

March 4, 1996 at District Offices with Karen Johnson & Rae Ann Boylan

Please identify by number any MSSW/Wetland resource/ERP/ACOE Permits pending, issued or denied for projects at the location, and any related enforcement actions.

| Agency | Date | No./Type of Application | Action Taken |
|--------|------|-------------------------|--------------|
| N/A | | | |
| | | | |
| | | | |

Note: The following information is required only for projects proposed to occur in, on or over wetlands that need a federal dredge and fill permit and/or authorization to use state owned submerged lands and is not necessary when applying solely for an Environmental Resource Permit. Please provide the names, addresses and zip codes of property owners whose property directly adjoins the project (excluding applicant). Please attach a plan view showing the owner's names and adjoining property lines. Attach additional sheets if necessary.

1. N/A
- 2.
- 3.
- 4.

ORIGINAL SUBMITTAL

MAY 16 1996

FORT MYERS SERVICE CENTER



Form 6071

By signing this application form, I am applying, or I am applying on behalf of the applicant, for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve me of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree, or I agree on behalf of my corporation, to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a responsible operation entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Michael W. Morris, P.E. #18302; Chairman, Morris-Depew Associates, Inc.

Typed/Printed Name of Applicant (If no Agent is used) or Agent (If one is so authorized below)

Signature of Applicant/Agent

5/8/96
Date

Chairman

(Corporate Title if applicable)

AN AGENT MAY SIGN ABOVE ONLY IF THE APPLICANT COMPLETES THE FOLLOWING:

I hereby designate and authorize the agent listed above to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Harvey Youngquist

Typed/Printed Name of Applicant

Signature of Applicant

5/8/96
Date

(Corporate Title if applicable)

Please note: The applicant's original signature (not a copy) is required above.

PERSON AUTHORIZING ACCESS TO THE PROPERTY MUST COMPLETE THE FOLLOWING:

I either own the property described in this application or I have legal authority to allow access to the property, and I consent, after receiving prior notification, to any site visit on the property by agents or personnel from the Department of Environmental Protection, the Water Management District and the U.S. Army Corps of Engineers necessary for the review and inspection of the proposed project specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review and inspection. Further, I agree to provide entry to the project site for such agents or personnel to monitor permitted work if a permit is granted.

Harvey Youngquist

Typed/Printed Name

Signature

5/8/96
Date

(Corporate Title if applicable)

CON 24-06

MEMORANDUM

TO: Heidi Schloss, Laura Gray (ERCD)
Karen Johnson (NRM - FTM)

FROM: John Pfaff, Regulatory Information Management

DATE: April 18, 2000

SUBJECT: Request for Permit Transfer from seller to buyer

The following request for permit transfer was received on April 4, 2000:

Permit Number: 36-03254-P

**Location: Lee County
S21& 28/T46S/R26E**

Land Use: Residential

| | |
|---|---|
| New Application Number: | 000404-3 |
| New Project Name: | Corkscrew Woods |
| New Owner: | Singeltary Concrete Products, Inc. |
| New Operating Entity (SWM/ERP only): | Corkscrew Woods HOA |
| Transfer Acreage: | 571.33 acres |
| Related Application Number: | 971202-10 |
| Old Project Name: | Corkscrew Wood |
| Old Owner Name: | Youngquist Brothers Equity |
| Old Operating Entity (SWM/ERP only): | Corkscrew Woods HOA |
| Project Acreage: | 571.33 acres |

Please advise if there are any outstanding compliance issues associated with the above referenced project. A response to this memorandum must be received by May 1, 2000. Please send all responses to John Pfaff. Please indicate concurrence or any compliance issues in writing by the above date.

(Note: Comments can be saved at \\b1home1\home_pro\reg\share\ris\transfer)

Signature

Date

SCANNED



South Florida Water Management District

Fort Myers Service Center • 2301 McGregor Boulevard • Fort Myers, FL 33901
(941) 338-2929 • Fax (941) 338-2936 • 1-800-248-1201 • Suncom 748-2929

CON 24-06

Regulation Department
Application No.: 971202-10

January 8, 1998

Bill Hughes Trustee
C/O Morris-Depew Associates, Inc.
2216 Altamont Avenue
Fort Myers, FL 33901

Dear Permittee:

SUBJECT: PERMIT MODIFICATION NO.: 36-03254-P
Project: CORKSCREW WOODS
Location: Lee County, S21,28/T46S/R26E

District staff has reviewed the information submitted on December 02, 1997, for site reconfiguration consisting of: 1. A 6.10-acre residential cul-de-sac on the west side of the central lake has been removed and is to be excavated as part of the mining ERP (No. 36-03178-P). 2. The 31.54-acre northwest lake is to be relocated to the southeast portion of the mining excavation lake. 3. A 400' x 755' (6.93 acres) portion of the northeast lake is also to be relocated to the southeast and included with the 31.54-acre relocated lake area. The total relocated lake area to the southeast is 38.70 acres. The northeast lake area will be 30.81 acres. 4. A 400' x 200' (1.84 acre) residential area of proposed lots is now proposed to be included as part of the equipment area of the mining ERP (No. 36-3178-P), as shown on plan sheet 1 by Morris-DePew Associates, Inc., signed and sealed by Michael W. Morris, P.E., on November 26, 1997 is incorporated by reference into this modification and will be retained in the permit file. Based on that information, District staff has determined that the proposed activities are in compliance with the original environmental resource permit and appropriate provisions of FAC Rule 40E-4.331(2)(b). Therefore, these changes have been recorded in our files. Please understand that your permit remains subject to the General Conditions and all other Special Conditions not modified and as originally issued.

Sincerely,

Richard H. Thompson, P.E.
Sr Supv Engineer
Ft Myers Service Center

RT/rt

Governing Board:

Frank Williamson, Jr., Chairman
Eugene K. Pettis, Vice Chairman
Mitchell W. Berger

Vera M. Carter
William E. Graham
William Hammond

Richard A. Macheck
Michael D. Minton
Miriam Singer

Samuel E. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

SCANNED

District Headquarters • 3301 Gun Club Road, P.O. Box 24680, West Palm Beach, FL 33416-4680 • (407) 686-8800, FL WATS 1-800-432-2045

Tina Ekblad

From: Dunn, Brandon <BDunn@leegov.com>
Sent: Friday, March 02, 2012 2:55 PM
To: Sheila Holland
Cc: Tina Ekblad; Neale Montgomery (NealeMontgomery@Paveselaw.com); David W. Depew
Subject: RE: Corkscrew Woods
Attachments: RE: CPA2011-00018 Corkscrew Woods Jan 25, 2012 submittal

Lee Werst of Natural Resources has reviewed the January 25, 2012 submittal and has found it to be sufficient. Please disregard the comment in the sufficiency letter that references this issue. I have attached his e-mailed response to your submittal.

Brandon D Dunn, Senior Planner

Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33902-0398
bdunn@leegov.com
239.533.8585 ext. 48809

From: Sheila Holland [<mailto:sholland@m-da.com>]
Sent: Friday, March 02, 2012 9:36 AM
To: Dunn, Brandon
Cc: Tina Ekblad; Neale Montgomery (NealeMontgomery@Paveselaw.com); David W. Depew
Subject: Corkscrew Woods

Good morning Mr. Dunn,

We originally submitted these groundwater responses to you under separate cover on 1/25/12. I will bring another set of 5 down to the zoning counter this morning to expedite the application process but am sending you the responses via e-mail as well.

Thanks and please let me know if you have any questions.

Sheila M. Holland
Planning Technician
(239) 333-0548



2914 Cleveland Avenue | Fort Myers, FL 33901
(239) 337-3993 | FAX: (239) 337-3994
Toll Free: (866) 337-7341
www.morris-depew.com
LC25000330



Think Green. Please print this e-mail only if necessary.

IMPORTANT NOTICE

The information contained in this transmission is privileged and confidential. It is intended only for the use of the individual or entity named in the address lines above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at (866) 337-7341 and return the original message. Although this E-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by Morris-Depew Associates, Inc. for damage arising in any way from its use. Thank you.

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Tina Ekblad

From: Werst, Lee <LWerst@leegov.com>
Sent: Friday, March 02, 2012 2:31 PM
To: Dunn, Brandon
Cc: Ottolini, Roland; Karuna-Muni, Anura; Lee, Samuel
Subject: RE: CPA2011-00018 Corkscrew Woods Jan 25, 2012 submittal

Hey Brandon,

After reviewing the applicant's submittal for 01/25/2012 the Natural Resources Division has no further comments.

Have a great weekend!

Thank you,



Lee E. Werst Jr.
Hydrogeologist Groundwater Unit Supervisor
Natural Resources Division/ Public Works
1500 Monroe Street
Fort Myers, FL 33901
239 533-8136

"When the well is dry, we know the worth of water"

- Benjamin Franklin

From: Dunn, Brandon
Sent: Monday, November 21, 2011 3:13 PM
To: Werst, Lee
Subject: RE: CPA2011-00018 Corkscrew Woods

Thank you.

Brandon D Dunn, Senior Planner

Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33902-0398
bdunn@leegov.com
239.533.8585 ext. 48809

From: Werst, Lee
Sent: Monday, November 21, 2011 3:12 PM
To: Dunn, Brandon
Cc: Karuna-Muni, Anura; Lee, Samuel
Subject: CPA2011-00018 Corkscrew Woods

Brandon,

In review of the application I was unable to determine where the applicant was obtaining their irrigation water from to meet their needs.

In addition It needs to be pointed out that this project fall within all 4 of the Well field protection zones. Therefore a wellfield protection permit will be required and need to be maintained in perpetuity by the Homeowners association. The lake actually falls within the 6 month travel time zone 1.

Thank you



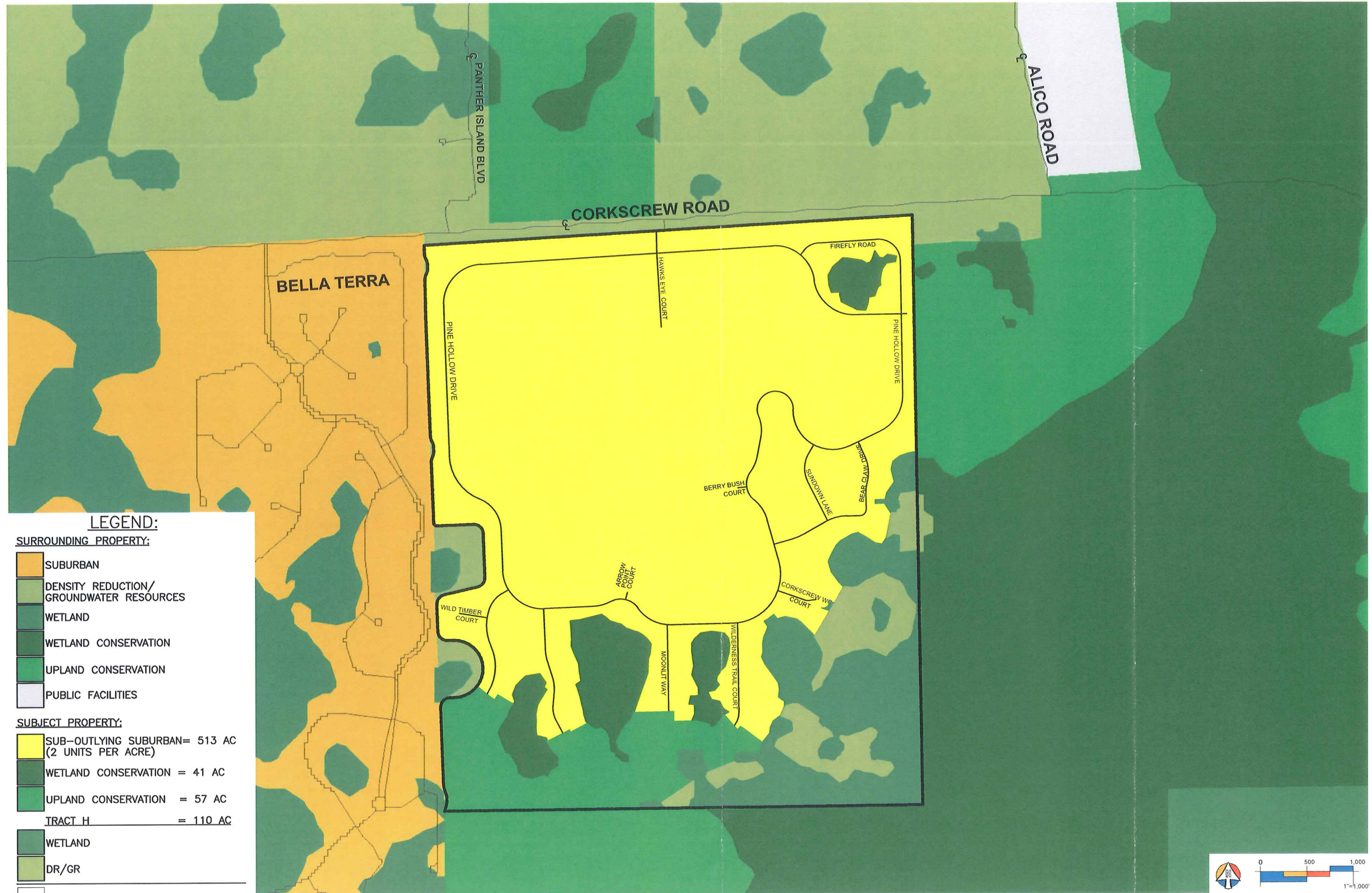
Lee E. Werst Jr.
Hydrogeologist Groundwater Unit Supervisor
Natural Resources Division/ Public Works
1500 Monroe Street
Fort Myers, FL 33901
239 533-8136

"When the well is dry, we know the worth of water"

- Benjamin Franklin

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



LEGEND:

SURROUNDING PROPERTY:

- SUBURBAN
- DENSITY REDUCTION/
GROUNDWATER RESOURCES
- WETLAND
- WETLAND CONSERVATION
- UPLAND CONSERVATION
- PUBLIC FACILITIES

SUBJECT PROPERTY:

- SUB-OUTLYING SUBURBAN= 513 AC
(2 UNITS PER ACRE)
- WETLAND CONSERVATION = 41 AC
- UPLAND CONSERVATION = 57 AC
- TRACT H = 110 AC
- WETLAND
- DR/GR
- TOTAL ACREAGE = 722.12 AC

PROPOSED FUTURE LAND USE MAP EXHIBIT

CAMERATTA

Lee County, Florida

| | |
|-----------------------|------------------|
| MDA PROJECT: 11066 | |
| DESIGNED BY: DWD | DRAWN BY: SMH |
| DATE: 09-19-2011 | |
| SHEET 1 OF 1 | |

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
2014 Cleveland Avenue
Fort Myers, Florida 33901
Phone: 888-337-7441
Fax: 239-337-2504
Toll Free: 866-337-7441
FL C# NO. 6542 / FL CERT NO. LB6971 / LC26000030

| |
|------------|
| REVISIONS |
| 12-14-2011 |
| 03-13-2012 |



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8319

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D: _____ REC'D BY: _____

APPLICATION FEE: _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.



Signature of Owner or Authorized Representative

01/17/2012
Date

Nicholas Cameratta

Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION

Applicant: Lakes of Corkscrew, LLC c/o Cameratta Companies, LLC

Address: 10491 Six Mile Cypress Parkway, Suite 207

City, State, Zip: Fort Myers, FL 33966

Phone Number: (239) 425-8662

Fax Number: _____

Email: dcameratta@camerattacompanies.com

Agent*: Morris-Depew Associates, Inc. - Dr. David W. Depew Ph.D., AICP

Address: 2914 Cleveland Avenue

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-337-3993

Fax Number: 239-337-3994

Email: planning@M-DA.com

Owner(s) of Record: RCS-Corkscrew Lakes, LLC

Address: 1450 Infinite Drive, Suite E2

City, State, Zip: Louisville, CO 80027

Phone Number: 303-533-1623

Fax Number: 303-466-3008

Email: seshima@realcapitalsolutions.com

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☒ Text Amendment

☒ Future Land Use Map Series Amendment

(Maps 1 thru 24)

List Number(s) of Map(s) to be amended:

1, 6 and 7

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

B. SUMMARY OF REQUEST (Brief explanation):

Proposed is a Future Land Use Map Amendment from DR/GR & Wetlands, to Sub-Outlying Suburban, Wetland Conservation and Upland Conservation.

Also requested is a Lee Plan Text Amendment to the Lee Plan Table 1(b), Year 2030 Allocations, and amendments to Maps 6 and 7 Water and Wastewater Utility Service Areas.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: South of Corkscrew Road, Approx. 3.5 miles east of I-75 – Estero, FL

2. STRAP(s): See Ownership Report

B. Property Information:

Total Acreage of Property: 722.12 +/-

Total Acreage included in Request: 722.12 +/-

Total Uplands: 57.19 +/-

Total Wetlands: 41.03 +/- There is also a lake totaling 221 acres +/-

Current Zoning: AG2

Current Future Land Use Designation: DR/GR, Wetlands

Area of each Existing Future Land Use Category: DR/GR= 602.30 Wetlands=119.76

Existing Land Use: Vacant Residential

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: No

Airport Noise Zone 2 or 3: No

Acquisition Area: No

Joint Planning Agreement Area (adjoining other jurisdictional lands): No

Community Redevelopment Area: No

D. Proposed change for the subject property:

From DR/GR & Wetlands to Sub-Outlying Suburban, Wetland Conservation & Upland Conservation.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

| | |
|---------------------------|----------------------------------|
| Residential Units/Density | 254 units/ .5 +/- units per acre |
| Commercial intensity | NA |
| Industrial intensity | NA |

2. Calculation of maximum allowable development under proposed FLUM:

| | |
|---------------------------|-------------|
| Residential Units/Density | 1,023 units |
| Commercial intensity | NA |
| Industrial intensity | NA |

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be

tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
 3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
 4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.
- F. Additional Requirements for Specific Future Land Use Amendments
1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
 2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

| | |
|--|-------------------------------------|
| Map Amendment Flat Fee | \$2,000.00 each |
| Map Amendment > 20 Acres | \$2,000.00 and \$20.00 per 10 acres |
| Small Scale Amendment (10 acres or less) | \$1,500.00 each |
| Text Amendment Flat Fee | \$2,500.00 each |